

Monthly Period	
Calculation Period Start Date:	01/11/2020
Calculation Period End Date:	30/11/2020
CBG Payment Date:	15/12/2020

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:	\$2,680,308,166.54
Number of Housing Loans:	12,213
Average Housing Loan Balance:	\$219,560.14
Maximum Housing Loan Balance:	\$1,856,727.64
Weighted Average Current Loan-to-Value Ratio:	60.97%
Highest Individual Current Loan-to-Value Ratio:	120.24%
Weighted Average Indexed Current Loan-to-Value Ratio:	57.90%
Percentage of Investment Property Loans:	22.94%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.29%
Weighted Average Seasoning (Months):	57
Weighted Average Remaining Term to Maturity (Months):	289
Maximum Remaining Term to Maturity (Months):	342

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:	\$2,489,020,784.31
(a) LTV Adjusted Principal Balance:	\$2,650,518,520.96
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,489,020,784.31
B. Loan Principal Receipts:	\$129,946,565.76
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,618,967,350.07
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>	108.09%
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	\$18,967,350.07
Guarantee Loan	\$2,791,032,649.93
Total Intercompany Loan	\$2,810,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$7,217,629.06
Principal Receipts for the month:	\$49,365,858.09

<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	2	\$219,595.85	0.02%	0.01%
Up to and including 5%:	325	\$4,300,572.81	2.66%	0.16%
> 5%, up to and including 10%:	195	\$9,842,453.72	1.60%	0.37%
> 10%, up to and including 15%:	219	\$19,171,624.56	1.79%	0.72%
> 15%, up to and including 20%:	236	\$25,251,503.81	1.93%	0.94%
> 20%, up to and including 25%:	306	\$42,238,107.76	2.51%	1.58%
> 25%, up to and including 30%:	414	\$64,853,847.81	3.39%	2.42%
> 30%, up to and including 35%:	496	\$89,485,409.65	4.06%	3.34%
> 35%, up to and including 40%:	570	\$112,200,255.04	4.67%	4.19%
> 40%, up to and including 45%:	686	\$143,621,533.29	5.62%	5.36%
> 45%, up to and including 50%:	799	\$175,803,405.44	6.54%	6.56%
> 50%, up to and including 55%:	941	\$212,411,346.73	7.70%	7.92%
> 55%, up to and including 60%:	1,025	\$238,939,272.90	8.39%	8.91%
> 60%, up to and including 65%:	1,305	\$314,748,807.55	10.69%	11.74%
> 65%, up to and including 70%:	1,208	\$300,853,980.89	9.89%	11.22%
> 70%, up to and including 75%:	1,347	\$345,249,616.41	11.03%	12.88%
> 75%, up to and including 80%:	1,051	\$293,613,806.57	8.61%	10.95%
> 80%, up to and including 85%:	742	\$191,749,244.51	6.08%	7.15%
> 85%, up to and including 90%:	323	\$88,017,124.68	2.64%	3.28%
> 90%, up to and including 95%:	17	\$5,989,068.44	0.14%	0.22%
> 95%, up to and including 100%:	1	\$602,350.94	0.01%	0.02%
> 110%:	5	\$1,145,237.18	0.04%	0.04%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</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	2	\$219,595.85	0.02%	0.01%
Up to and including 5%:	422	\$6,362,747.97	3.46%	0.24%
> 5%, up to and including 10%:	218	\$12,943,098.95	1.78%	0.48%
> 10%, up to and including 15%:	240	\$22,135,352.60	1.97%	0.83%
> 15%, up to and including 20%:	317	\$41,488,920.59	2.60%	1.55%
> 20%, up to and including 25%:	428	\$66,586,497.35	3.50%	2.48%
> 25%, up to and including 30%:	509	\$92,182,731.78	4.17%	3.44%
> 30%, up to and including 35%:	667	\$129,365,271.76	5.46%	4.83%
> 35%, up to and including 40%:	687	\$142,396,018.82	5.63%	5.31%
> 40%, up to and including 45%:	885	\$191,716,530.53	7.25%	7.15%
> 45%, up to and including 50%:	1,026	\$236,296,441.67	8.40%	8.82%
> 50%, up to and including 55%:	953	\$223,295,606.82	7.80%	8.33%
> 55%, up to and including 60%:	1,039	\$252,853,164.59	8.51%	9.43%
> 60%, up to and including 65%:	940	\$238,545,678.83	7.70%	8.90%
> 65%, up to and including 70%:	1,046	\$263,693,647.64	8.56%	9.84%
> 70%, up to and including 75%:	1,035	\$272,943,397.32	8.47%	10.18%
> 75%, up to and including 80%:	774	\$211,979,739.19	6.34%	7.91%
> 80%, up to and including 85%:	488	\$128,651,529.80	4.00%	4.80%
> 85%, up to and including 90%:	245	\$69,354,302.84	2.01%	2.59%
> 90%, up to and including 95%:	122	\$34,220,397.01	1.00%	1.28%
> 95%, up to and including 100%:	73	\$18,551,289.98	0.60%	0.69%
> 100%, up to and including 105%:	19	\$4,190,325.55	0.16%	0.16%
> 105%, up to and including 110%:	19	\$5,995,446.18	0.16%	0.22%
> 110%:	59	\$14,340,432.92	0.48%	0.54%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</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	2	\$219,595.85	0.02%	0.01%
Indexed Loans	11,556	\$2,533,193,558.23	94.62%	94.51%
Unindexed Loans	655	\$146,895,012.46	5.36%	5.48%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</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:	1,379	\$35,212,792.05	11.29%	1.31%
> A\$50,000, up to and including A\$100,000:	1,568	\$118,731,187.90	12.84%	4.43%
> A\$100,000, up to and including A\$150,000:	1,623	\$204,420,121.96	13.29%	7.63%
> A\$150,000, up to and including A\$200,000:	1,674	\$293,974,487.55	13.71%	10.97%
> A\$200,000, up to and including A\$250,000:	1,486	\$335,903,569.00	12.17%	12.53%
> A\$250,000, up to and including A\$300,000:	1,278	\$351,007,726.23	10.46%	13.10%
> A\$300,000, up to and including A\$350,000:	1,031	\$335,003,573.85	8.44%	12.50%
> A\$350,000, up to and including A\$400,000:	800	\$298,972,120.98	6.55%	11.15%
> A\$400,000, up to and including A\$450,000:	469	\$198,740,807.79	3.84%	7.41%
> A\$450,000, up to and including A\$500,000:	337	\$159,338,629.37	2.76%	5.94%
> A\$500,000, up to and including A\$550,000:	200	\$104,521,715.91	1.64%	3.90%
> A\$550,000, up to and including A\$600,000:	116	\$66,536,911.12	0.95%	2.48%
> A\$600,000, up to and including A\$650,000:	81	\$50,442,201.60	0.66%	1.88%
> A\$650,000, up to and including A\$700,000:	72	\$48,448,025.20	0.59%	1.81%
> A\$700,000, up to and including A\$750,000:	39	\$28,062,626.36	0.32%	1.05%
> A\$750,000, up to and including A\$800,000:	29	\$22,425,935.33	0.24%	0.84%
> A\$800,000, up to and including A\$850,000:	14	\$11,461,645.45	0.11%	0.43%
> A\$850,000, up to and including A\$900,000:	5	\$4,421,575.92	0.04%	0.16%
> A\$900,000, up to and including A\$950,000:	5	\$4,655,698.19	0.04%	0.17%
> A\$950,000, up to and including A\$1,000,000:	5	\$4,812,578.96	0.04%	0.18%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,357,508.18	0.01%	0.05%
> A\$1,500,000:	1	\$1,856,727.64	0.01%	0.07%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	423	\$105,156,206.77	3.46%	3.92%
> 24 months, up to and including 30 months:	757	\$187,267,608.86	6.20%	6.99%
> 30 months, up to and including 36 months:	909	\$217,927,538.85	7.44%	8.13%
> 36 months, up to and including 48 months:	3,467	\$848,676,456.98	28.39%	31.66%
> 48 months, up to and including 60 months:	1,396	\$318,268,443.98	11.43%	11.87%
> 60 months:	5,261	\$1,003,011,911.10	43.08%	37.42%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</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	2	\$219,595.85	0.02%	0.01%
Australian Capital Territory	206	\$49,255,542.08	1.69%	1.84%
New South Wales	3,192	\$808,602,814.71	26.14%	30.17%
Northern Territory	81	\$19,571,465.93	0.66%	0.73%
Queensland	5,748	\$1,129,403,882.77	47.06%	42.14%
South Australia	386	\$69,305,069.46	3.16%	2.59%
Tasmania	97	\$17,323,200.80	0.79%	0.65%
Victoria	1,308	\$304,690,074.71	10.71%	11.37%
Western Australia	1,193	\$281,936,520.23	9.77%	10.52%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	2	\$219,595.85	0.02%	0.01%
Brisbane Metropolitan	2,887	\$599,106,139.64	23.64%	22.35%
Gold Coast	793	\$168,046,947.05	6.49%	6.27%
Sunshine Coast	393	\$83,295,405.07	3.22%	3.11%
Queensland - Other	1,675	\$278,955,391.01	13.71%	10.41%
Sydney Metropolitan	2,269	\$612,680,226.54	18.58%	22.86%
N.S.W. - Other	892	\$188,431,226.19	7.30%	7.03%
Australian Capital Territory	237	\$56,746,904.06	1.94%	2.12%
Melbourne Metropolitan	1,107	\$268,078,773.98	9.06%	10.00%
Victoria - Other	201	\$36,611,300.73	1.65%	1.37%
Perth Metropolitan	1,090	\$258,920,588.24	8.92%	9.66%
W.A. - Other	103	\$23,015,931.99	0.84%	0.86%
Adelaide Metropolitan	330	\$59,789,911.06	2.70%	2.23%
S.A. - Other	56	\$9,515,158.40	0.46%	0.36%
Darwin Metropolitan	59	\$14,461,249.42	0.48%	0.54%
N.T. - Other	22	\$5,110,216.51	0.18%	0.19%
Hobart Metropolitan	64	\$11,729,088.91	0.52%	0.44%
Tasmania - Other	33	\$5,594,111.89	0.27%	0.21%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	926	\$273,399,881.42	7.58%	10.20%
Principal and Interest	11,287	\$2,406,908,285.12	92.42%	89.80%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	55	\$4,113,901.47	0.45%	0.15%
Home Improvement	104	\$14,782,136.74	0.85%	0.55%
Other	1,108	\$182,305,775.74	9.07%	6.80%
Residential - Detached House	9,222	\$2,076,193,963.19	75.51%	77.46%
Residential - Duplex	19	\$5,299,404.91	0.16%	0.20%
Residential - Established Apartment/Unit/Flat	1,385	\$320,901,743.19	11.34%	11.97%
Residential - New Apartment/Unit/Flat	320	\$76,711,241.30	2.62%	2.86%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	9,456	\$2,053,407,105.98	77.43%	76.61%
QBE	2,660	\$610,706,242.19	21.78%	22.78%
QBE LMI Pool Insurance	97	\$16,194,818.37	0.79%	0.60%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</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:	9	\$74,854.85	0.07%	0.00%
> 2021, up to and including 2026:	145	\$5,856,985.20	1.19%	0.22%
> 2026, up to and including 2031:	309	\$27,903,655.57	2.53%	1.04%
> 2031, up to and including 2036:	678	\$100,701,123.02	5.55%	3.76%
> 2036, up to and including 2041:	1,645	\$307,763,375.53	13.47%	11.48%
> 2041:	9,427	\$2,238,008,172.37	77.19%	83.50%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,859	\$536,036,967.25	15.22%	20.00%
Variable Rate	10,354	\$2,144,271,199.29	84.78%	80.00%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	2	\$178,030.19	0.11%	0.03%
2026	1	\$90,498.48	0.05%	0.02%
2027	4	\$205,108.04	0.22%	0.04%
2028	5	\$787,547.65	0.27%	0.15%
2029	4	\$503,866.32	0.22%	0.09%
2030	5	\$739,262.09	0.27%	0.14%
2031	7	\$1,204,039.07	0.38%	0.22%
2032	10	\$3,722,006.82	0.54%	0.69%
2033	14	\$2,424,800.82	0.75%	0.45%
2034	11	\$1,882,782.92	0.59%	0.35%
2035	7	\$1,488,168.68	0.38%	0.28%
2036	9	\$1,909,510.29	0.48%	0.36%
2037	20	\$3,920,598.32	1.08%	0.73%
2038	31	\$6,581,710.69	1.67%	1.23%
2039	17	\$4,187,849.99	0.91%	0.78%
2040	23	\$4,859,514.99	1.24%	0.91%
2041	39	\$7,547,036.76	2.10%	1.41%
2042	108	\$25,883,569.69	5.81%	4.83%
2043	127	\$31,199,857.05	6.83%	5.82%
2044	86	\$21,807,499.40	4.63%	4.07%
2045	109	\$29,133,924.63	5.86%	5.44%
2046	131	\$41,253,531.28	7.05%	7.70%
2047	546	\$173,107,950.83	29.37%	32.29%
2048	468	\$147,052,087.27	25.17%	27.43%
2049	75	\$24,366,214.98	4.03%	4.55%
<b>Total</b>	<b>1,859</b>	<b>\$536,036,967.25</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%:	12,027	\$2,646,003,169.93	98.48%	98.72%
> 4.50%, up to and including 5.00%:	170	\$31,958,224.05	1.39%	1.19%
> 5.00%, up to and including 5.50%:	13	\$2,001,235.83	0.11%	0.07%
> 5.50%, up to and including 6.00%:	1	\$346,237.24	0.01%	0.01%
> 6.50%, up to and including 7.00%:	2	-\$700.51	0.02%	0.00%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,092	\$2,643,662,276.73	99.01%	98.63%
> 1 days, up to and including 31 days:	91	\$27,201,434.94	0.75%	1.01%
> 31 days, up to and including 61 days:	15	\$4,843,914.19	0.12%	0.18%
> 61 days, up to and including 90 days:	8	\$2,129,937.61	0.07%	0.08%
> 90 days:	7	\$2,470,603.07	0.06%	0.09%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</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	196	\$45,661,415.82	1.60%	1.70%
Regulated Loans	12,017	\$2,634,646,750.72	98.40%	98.30%
<b>Total</b>	<b>12,213</b>	<b>\$2,680,308,166.54</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:	167	\$49,991,564.97	18.07%	18.29%
> 6 months, up to and including 12 months:	182	\$55,020,568.32	19.70%	20.12%
> 12 months, up to and including 24 months:	440	\$130,678,811.27	47.62%	47.80%
> 24 months, up to and including 36 months:	104	\$30,432,361.67	11.26%	11.13%
> 36 months, up to and including 48 months:	22	\$4,712,381.50	2.38%	1.72%
> 48 months, up to and including 60 months:	7	\$2,027,919.20	0.76%	0.74%
> 60 months:	2	\$536,975.00	0.22%	0.20%
<b>Total</b>	<b>924</b>	<b>\$273,400,581.93</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 30 November 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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