

Monthly Period	
Calculation Period Start Date:	01/10/2020
Calculation Period End Date:	31/10/2020
CBG Payment Date:	16/11/2020

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:	\$2,730,003,293.68
Number of Housing Loans:	12,404
Average Housing Loan Balance:	\$220,157.55
Maximum Housing Loan Balance:	\$1,856,727.64
Weighted Average Current Loan-to-Value Ratio:	61.10%
Highest Individual Current Loan-to-Value Ratio:	120.53%
Weighted Average Indexed Current Loan-to-Value Ratio:	58.34%
Percentage of Investment Property Loans:	22.92%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.32%
Weighted Average Seasoning (Months):	56
Weighted Average Remaining Term to Maturity (Months):	290
Maximum Remaining Term to Maturity (Months):	343

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:	\$2,534,791,311.41
(a) LTV Adjusted Principal Balance:	\$2,696,107,690.06
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,534,791,311.41
B. Loan Principal Receipts:	\$80,580,707.67
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,615,372,019.08
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>	108.10%
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	\$15,372,019.08
Guarantee Loan	\$2,794,627,980.92
Total Intercompany Loan	\$2,810,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$7,226,404.14
Principal Receipts for the month:	\$61,305,904.86

<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	\$221,096.94	0.02%	0.01%
Up to and including 5%:	334	\$4,036,715.55	2.69%	0.15%
> 5%, up to and including 10%:	188	\$9,282,869.54	1.52%	0.34%
> 10%, up to and including 15%:	221	\$19,399,541.58	1.78%	0.71%
> 15%, up to and including 20%:	245	\$26,527,292.82	1.98%	0.97%
> 20%, up to and including 25%:	307	\$42,715,974.49	2.48%	1.56%
> 25%, up to and including 30%:	404	\$63,542,390.25	3.26%	2.33%
> 30%, up to and including 35%:	503	\$90,365,193.25	4.06%	3.31%
> 35%, up to and including 40%:	562	\$108,689,135.07	4.53%	3.98%
> 40%, up to and including 45%:	700	\$147,340,099.29	5.64%	5.40%
> 45%, up to and including 50%:	833	\$182,399,546.25	6.72%	6.68%
> 50%, up to and including 55%:	951	\$217,493,926.51	7.67%	7.97%
> 55%, up to and including 60%:	1,030	\$241,858,167.77	8.30%	8.86%
> 60%, up to and including 65%:	1,320	\$318,925,866.68	10.64%	11.68%
> 65%, up to and including 70%:	1,250	\$311,754,464.78	10.08%	11.42%
> 70%, up to and including 75%:	1,360	\$346,275,668.48	10.96%	12.68%
> 75%, up to and including 80%:	1,070	\$301,793,783.64	8.63%	11.05%
> 80%, up to and including 85%:	773	\$199,408,668.25	6.23%	7.30%
> 85%, up to and including 90%:	331	\$90,703,726.85	2.67%	3.32%
> 90%, up to and including 95%:	17	\$6,074,771.93	0.14%	0.22%
> 95%, up to and including 100%:	2	\$887,176.54	0.02%	0.03%
> 110%:	1	\$307,217.22	0.01%	0.01%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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	\$221,096.94	0.02%	0.01%
Up to and including 5%:	426	\$6,087,757.84	3.43%	0.22%
> 5%, up to and including 10%:	208	\$12,584,350.30	1.68%	0.46%
> 10%, up to and including 15%:	251	\$23,095,231.68	2.02%	0.85%
> 15%, up to and including 20%:	309	\$40,527,303.96	2.49%	1.48%
> 20%, up to and including 25%:	412	\$63,092,537.98	3.32%	2.31%
> 25%, up to and including 30%:	511	\$91,716,720.78	4.12%	3.36%
> 30%, up to and including 35%:	695	\$132,998,903.30	5.60%	4.87%
> 35%, up to and including 40%:	677	\$139,711,798.42	5.46%	5.12%
> 40%, up to and including 45%:	890	\$193,188,207.29	7.18%	7.08%
> 45%, up to and including 50%:	1,002	\$231,456,363.38	8.08%	8.48%
> 50%, up to and including 55%:	978	\$227,198,850.67	7.88%	8.32%
> 55%, up to and including 60%:	1,067	\$260,366,135.48	8.60%	9.54%
> 60%, up to and including 65%:	934	\$240,004,180.02	7.53%	8.79%
> 65%, up to and including 70%:	1,063	\$274,171,123.09	8.57%	10.04%
> 70%, up to and including 75%:	1,064	\$280,247,874.15	8.58%	10.27%
> 75%, up to and including 80%:	754	\$200,529,391.42	6.08%	7.35%
> 80%, up to and including 85%:	548	\$147,574,577.87	4.42%	5.41%
> 85%, up to and including 90%:	294	\$80,833,822.02	2.37%	2.96%
> 90%, up to and including 95%:	111	\$30,903,162.87	0.89%	1.13%
> 95%, up to and including 100%:	83	\$21,044,228.86	0.67%	0.77%
> 100%, up to and including 105%:	45	\$11,301,395.59	0.36%	0.41%
> 105%, up to and including 110%:	20	\$4,883,923.05	0.16%	0.18%
> 110%:	60	\$16,264,356.72	0.48%	0.60%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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	\$221,096.94	0.02%	0.01%
Indexed Loans	11,749	\$2,583,834,804.55	94.72%	94.65%
Unindexed Loans	653	\$145,947,392.19	5.26%	5.35%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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:	1,402	\$35,913,302.47	11.30%	1.32%
> A\$50,000, up to and including A\$100,000:	1,572	\$119,222,529.33	12.67%	4.37%
> A\$100,000, up to and including A\$150,000:	1,649	\$207,910,385.66	13.29%	7.62%
> A\$150,000, up to and including A\$200,000:	1,692	\$297,156,250.30	13.64%	10.88%
> A\$200,000, up to and including A\$250,000:	1,505	\$340,203,985.26	12.13%	12.46%
> A\$250,000, up to and including A\$300,000:	1,315	\$361,002,048.28	10.60%	13.22%
> A\$300,000, up to and including A\$350,000:	1,045	\$339,632,709.31	8.42%	12.44%
> A\$350,000, up to and including A\$400,000:	818	\$305,725,313.34	6.59%	11.20%
> A\$400,000, up to and including A\$450,000:	481	\$203,811,615.27	3.88%	7.47%
> A\$450,000, up to and including A\$500,000:	350	\$165,519,931.21	2.82%	6.06%
> A\$500,000, up to and including A\$550,000:	196	\$102,448,665.63	1.58%	3.75%
> A\$550,000, up to and including A\$600,000:	119	\$68,163,073.37	0.96%	2.50%
> A\$600,000, up to and including A\$650,000:	88	\$54,809,149.02	0.71%	2.01%
> A\$650,000, up to and including A\$700,000:	70	\$47,133,178.61	0.56%	1.73%
> A\$700,000, up to and including A\$750,000:	40	\$28,720,782.93	0.32%	1.05%
> A\$750,000, up to and including A\$800,000:	30	\$23,214,760.08	0.24%	0.85%
> A\$800,000, up to and including A\$850,000:	15	\$12,292,207.30	0.12%	0.45%
> A\$850,000, up to and including A\$900,000:	5	\$4,424,139.73	0.04%	0.16%
> A\$900,000, up to and including A\$950,000:	5	\$4,662,859.36	0.04%	0.17%
> A\$950,000, up to and including A\$1,000,000:	5	\$4,819,492.23	0.04%	0.18%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,360,187.35	0.01%	0.05%
> A\$1,500,000:	1	\$1,856,727.64	0.01%	0.07%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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:	24	\$6,394,550.46	0.19%	0.23%
> 18 months, up to and including 24 months:	549	\$134,582,314.37	4.43%	4.93%
> 24 months, up to and including 30 months:	685	\$169,393,806.36	5.52%	6.20%
> 30 months, up to and including 36 months:	1,187	\$288,257,719.70	9.57%	10.56%
> 36 months, up to and including 48 months:	3,376	\$833,463,018.82	27.22%	30.53%
> 48 months, up to and including 60 months:	1,356	\$303,016,680.62	10.93%	11.10%
> 60 months:	5,227	\$994,895,203.35	42.14%	36.44%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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	\$221,096.94	0.02%	0.01%
Australian Capital Territory	214	\$50,856,751.95	1.73%	1.86%
New South Wales	3,248	\$824,998,726.78	26.19%	30.22%
Northern Territory	81	\$19,571,224.02	0.65%	0.72%
Queensland	5,834	\$1,150,616,705.96	47.03%	42.15%
South Australia	395	\$70,800,688.09	3.18%	2.59%
Tasmania	99	\$17,560,190.21	0.80%	0.64%
Victoria	1,323	\$308,295,656.83	10.67%	11.29%
Western Australia	1,208	\$287,082,252.90	9.74%	10.52%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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	\$221,096.94	0.02%	0.01%
Brisbane Metropolitan	2,939	\$612,951,480.37	23.69%	22.45%
Gold Coast	801	\$169,744,292.85	6.46%	6.22%
Sunshine Coast	405	\$85,708,198.60	3.27%	3.14%
Queensland - Other	1,689	\$282,212,734.14	13.62%	10.34%
Sydney Metropolitan	2,315	\$626,831,287.53	18.66%	22.96%
N.S.W. - Other	902	\$190,658,669.72	7.27%	6.98%
Australian Capital Territory	245	\$58,365,521.48	1.98%	2.14%
Melbourne Metropolitan	1,120	\$271,252,493.68	9.03%	9.94%
Victoria - Other	203	\$37,043,163.15	1.64%	1.36%
Perth Metropolitan	1,105	\$263,886,678.75	8.91%	9.67%
W.A. - Other	103	\$23,195,574.15	0.83%	0.85%
Adelaide Metropolitan	337	\$60,664,059.66	2.72%	2.22%
S.A. - Other	58	\$10,136,628.43	0.47%	0.37%
Darwin Metropolitan	59	\$14,507,662.24	0.48%	0.53%
N.T. - Other	22	\$5,063,561.78	0.18%	0.19%
Hobart Metropolitan	65	\$12,003,438.46	0.52%	0.44%
Tasmania - Other	34	\$5,556,751.75	0.27%	0.20%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	996	\$292,344,794.70	8.03%	10.71%
Principal and Interest	11,408	\$2,437,658,498.98	91.97%	89.29%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	56	\$4,187,157.48	0.45%	0.15%
Home Improvement	102	\$13,913,661.92	0.82%	0.51%
Other	1,126	\$185,524,187.28	9.08%	6.80%
Residential - Detached House	9,373	\$2,116,856,336.37	75.56%	77.54%
Residential - Duplex	20	\$5,613,229.65	0.16%	0.21%
Residential - Established Apartment/Unit/Flat	1,401	\$325,692,952.87	11.29%	11.93%
Residential - New Apartment/Unit/Flat	326	\$78,215,768.11	2.63%	2.87%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	9,615	\$2,094,032,151.75	77.52%	76.70%
QBE	2,692	\$619,673,277.24	21.70%	22.70%
QBE LMI Pool Insurance	97	\$16,297,864.69	0.78%	0.60%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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	\$79,351.55	0.07%	0.00%
> 2021, up to and including 2026:	151	\$6,055,654.20	1.22%	0.22%
> 2026, up to and including 2031:	318	\$28,749,867.69	2.56%	1.05%
> 2031, up to and including 2036:	691	\$102,124,750.81	5.57%	3.74%
> 2036, up to and including 2041:	1,670	\$313,799,017.24	13.46%	11.49%
> 2041:	9,565	\$2,279,194,652.19	77.11%	83.49%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,916	\$554,404,977.60	15.45%	20.31%
Variable Rate	10,488	\$2,175,598,316.08	84.55%	79.69%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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	\$181,108.65	0.10%	0.03%
2026	1	\$91,698.40	0.05%	0.02%
2027	4	\$208,863.33	0.21%	0.04%
2028	5	\$795,296.56	0.26%	0.14%
2029	4	\$508,884.58	0.21%	0.09%
2030	5	\$745,771.89	0.26%	0.13%
2031	7	\$1,208,442.09	0.37%	0.22%
2032	10	\$3,731,541.08	0.52%	0.67%
2033	14	\$2,437,540.11	0.73%	0.44%
2034	11	\$1,894,448.07	0.57%	0.34%
2035	7	\$1,495,119.09	0.37%	0.27%
2036	9	\$1,915,091.77	0.47%	0.35%
2037	19	\$3,662,905.32	0.99%	0.66%
2038	29	\$6,368,472.70	1.51%	1.15%
2039	17	\$4,197,924.31	0.89%	0.76%
2040	24	\$5,080,815.94	1.25%	0.92%
2041	35	\$6,983,511.05	1.83%	1.26%
2042	110	\$26,247,718.50	5.74%	4.73%
2043	127	\$31,462,637.90	6.63%	5.68%
2044	86	\$21,996,679.19	4.49%	3.97%
2045	111	\$29,245,691.11	5.79%	5.28%
2046	129	\$41,224,340.22	6.73%	7.44%
2047	604	\$190,100,399.58	31.52%	34.29%
2048	471	\$148,222,051.72	24.58%	26.74%
2049	75	\$24,398,024.44	3.91%	4.40%
<b>Total</b>	<b>1,916</b>	<b>\$554,404,977.60</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%:	12,205	\$2,693,333,728.84	98.40%	98.66%
> 4.50%, up to and including 5.00%:	184	\$34,251,377.24	1.48%	1.25%
> 5.00%, up to and including 5.50%:	12	\$2,072,650.87	0.10%	0.08%
> 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>12,404</b>	<b>\$2,730,003,293.68</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,312	\$2,700,017,544.92	99.26%	98.90%
> 1 days, up to and including 31 days:	64	\$20,276,359.18	0.52%	0.74%
> 31 days, up to and including 61 days:	14	\$3,843,348.34	0.11%	0.14%
> 61 days, up to and including 90 days:	7	\$2,659,253.03	0.06%	0.10%
> 90 days:	7	\$3,206,788.21	0.06%	0.12%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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	198	\$46,375,362.98	1.60%	1.70%
Regulated Loans	12,206	\$2,683,627,930.70	98.40%	98.30%
<b>Total</b>	<b>12,404</b>	<b>\$2,730,003,293.68</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:	199	\$59,651,621.30	20.02%	20.40%
> 6 months, up to and including 12 months:	162	\$46,763,262.88	16.30%	16.00%
> 12 months, up to and including 24 months:	477	\$141,226,724.24	47.99%	48.31%
> 24 months, up to and including 36 months:	120	\$36,208,850.16	12.07%	12.39%
> 36 months, up to and including 48 months:	27	\$5,975,659.88	2.72%	2.04%
> 48 months, up to and including 60 months:	8	\$2,120,734.29	0.80%	0.73%
> 60 months:	1	\$398,642.46	0.10%	0.14%
<b>Total</b>	<b>994</b>	<b>\$292,345,495.21</b>	<b>100%</b>	<b>100%</b>

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