

Monthly Period	
Calculation Period Start Date:	01/08/2021
Calculation Period End Date:	31/08/2021
CBG Payment Date:	15/09/2021

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:	\$2,138,440,839.20
Number of Housing Loans:	10,400
Average Housing Loan Balance:	\$205,619.31
Maximum Housing Loan Balance:	\$1,857,102.64
Weighted Average Current Loan-to-Value Ratio:	59.96%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	51.80%
Percentage of Investment Property Loans:	22.68%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.06%
Weighted Average Seasoning (Months):	63
Weighted Average Remaining Term to Maturity (Months):	283
Maximum Remaining Term to Maturity (Months):	333

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:	\$1,997,314,373.21
(a) LTV Adjusted Principal Balance:	\$2,129,175,900.68
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$1,997,314,373.21
B. Loan Principal Receipts:	\$121,887,333.23
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,119,201,706.44
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	93.46%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : <sup>1</sup>	107.63%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	107.00%

1. (Housing Loan Pool Size + Loan Principal Receipts) / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

**Funding Summary**

Demand Loan	\$19,201,706.44
Guarantee Loan	\$2,240,798,293.56
Total Intercompany Loan	\$2,260,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$5,433,159.53
Principal Receipts for the month:	\$53,110,754.71

<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	\$180,026.78	0.02%	0.01%
Up to and including 5%:	323	\$3,511,584.50	3.11%	0.16%
> 5%, up to and including 10%:	136	\$7,274,400.80	1.31%	0.34%
> 10%, up to and including 15%:	162	\$14,134,811.58	1.56%	0.66%
> 15%, up to and including 20%:	233	\$24,205,930.07	2.24%	1.13%
> 20%, up to and including 25%:	276	\$36,245,546.22	2.65%	1.69%
> 25%, up to and including 30%:	355	\$53,738,905.74	3.41%	2.51%
> 30%, up to and including 35%:	453	\$74,827,466.82	4.36%	3.50%
> 35%, up to and including 40%:	504	\$91,880,476.67	4.85%	4.30%
> 40%, up to and including 45%:	607	\$120,775,613.04	5.84%	5.65%
> 45%, up to and including 50%:	775	\$158,214,982.87	7.45%	7.40%
> 50%, up to and including 55%:	842	\$176,824,355.16	8.10%	8.27%
> 55%, up to and including 60%:	962	\$210,982,878.57	9.25%	9.87%
> 60%, up to and including 65%:	1,093	\$242,263,308.33	10.51%	11.33%
> 65%, up to and including 70%:	1,032	\$245,793,586.31	9.92%	11.49%
> 70%, up to and including 75%:	1,111	\$271,459,345.30	10.68%	12.69%
> 75%, up to and including 80%:	797	\$213,333,495.58	7.66%	9.98%
> 80%, up to and including 85%:	533	\$135,013,036.59	5.13%	6.31%
> 85%, up to and including 90%:	188	\$53,038,194.62	1.81%	2.48%
> 90%, up to and including 95%:	6	\$2,416,767.02	0.06%	0.11%
> 95%, up to and including 100%:	2	\$824,883.50	0.02%	0.04%
> 100%, up to and including 105%:	4	\$761,635.99	0.04%	0.04%
> 110%:	4	\$816,201.31	0.04%	0.04%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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	\$180,026.78	0.02%	0.01%
Up to and including 5%:	428	\$5,329,019.69	4.12%	0.25%
> 5%, up to and including 10%:	187	\$13,741,759.64	1.80%	0.64%
> 10%, up to and including 15%:	277	\$30,494,234.90	2.66%	1.43%
> 15%, up to and including 20%:	353	\$49,304,745.03	3.39%	2.31%
> 20%, up to and including 25%:	459	\$78,189,874.87	4.41%	3.66%
> 25%, up to and including 30%:	610	\$110,942,140.04	5.87%	5.19%
> 30%, up to and including 35%:	732	\$144,035,883.14	7.04%	6.74%
> 35%, up to and including 40%:	868	\$176,308,103.40	8.35%	8.24%
> 40%, up to and including 45%:	830	\$181,211,201.54	7.98%	8.47%
> 45%, up to and including 50%:	940	\$199,523,659.09	9.04%	9.33%
> 50%, up to and including 55%:	883	\$203,391,553.82	8.49%	9.51%
> 55%, up to and including 60%:	912	\$220,154,135.98	8.77%	10.29%
> 60%, up to and including 65%:	797	\$199,410,878.72	7.66%	9.32%
> 65%, up to and including 70%:	719	\$175,258,168.29	6.91%	8.20%
> 70%, up to and including 75%:	618	\$154,170,648.15	5.94%	7.21%
> 75%, up to and including 80%:	390	\$100,440,547.07	3.75%	4.70%
> 80%, up to and including 85%:	191	\$49,420,187.40	1.84%	2.31%
> 85%, up to and including 90%:	107	\$25,352,036.46	1.03%	1.19%
> 90%, up to and including 95%:	33	\$7,407,858.73	0.32%	0.35%
> 95%, up to and including 100%:	26	\$5,714,951.94	0.25%	0.27%
> 100%, up to and including 105%:	17	\$4,275,894.75	0.16%	0.20%
> 105%, up to and including 110%:	5	\$1,415,026.60	0.05%	0.07%
> 110%:	16	\$2,844,897.34	0.15%	0.13%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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	\$180,026.78	0.02%	0.01%
Indexed Loans	9,906	\$2,027,333,688.33	95.25%	94.80%
Unindexed Loans	492	\$111,003,718.26	4.73%	5.19%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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	\$32,862,369.47	13.19%	1.54%
> A\$50,000, up to and including A\$100,000:	1,492	\$112,692,885.18	14.35%	5.27%
> A\$100,000, up to and including A\$150,000:	1,475	\$185,397,306.21	14.18%	8.67%
> A\$150,000, up to and including A\$200,000:	1,415	\$247,477,248.79	13.61%	11.57%
> A\$200,000, up to and including A\$250,000:	1,193	\$268,143,935.13	11.47%	12.54%
> A\$250,000, up to and including A\$300,000:	1,005	\$275,122,308.88	9.66%	12.87%
> A\$300,000, up to and including A\$350,000:	807	\$261,685,404.86	7.76%	12.24%
> A\$350,000, up to and including A\$400,000:	599	\$223,292,156.00	5.76%	10.44%
> A\$400,000, up to and including A\$450,000:	378	\$160,172,473.58	3.63%	7.49%
> A\$450,000, up to and including A\$500,000:	251	\$118,762,054.88	2.41%	5.55%
> A\$500,000, up to and including A\$550,000:	138	\$71,997,520.53	1.33%	3.37%
> A\$550,000, up to and including A\$600,000:	101	\$58,026,189.14	0.97%	2.71%
> A\$600,000, up to and including A\$650,000:	65	\$40,699,439.74	0.63%	1.90%
> A\$650,000, up to and including A\$700,000:	44	\$29,667,651.63	0.42%	1.39%
> A\$700,000, up to and including A\$750,000:	27	\$19,588,410.89	0.26%	0.92%
> A\$750,000, up to and including A\$800,000:	18	\$13,870,081.10	0.17%	0.65%
> A\$800,000, up to and including A\$850,000:	5	\$4,063,094.19	0.05%	0.19%
> A\$850,000, up to and including A\$900,000:	6	\$5,270,533.16	0.06%	0.25%
> A\$900,000, up to and including A\$950,000:	4	\$3,668,270.27	0.04%	0.17%
> A\$950,000, up to and including A\$1,000,000:	3	\$2,872,106.53	0.03%	0.13%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,328,890.57	0.01%	0.06%
> A\$1,500,000:	1	\$1,857,102.64	0.01%	0.09%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 24 months, up to and including 30 months:	135	\$33,340,746.99	1.30%	1.56%
> 30 months, up to and including 36 months:	656	\$153,986,167.23	6.31%	7.20%
> 36 months, up to and including 48 months:	2,122	\$496,901,689.89	20.40%	23.24%
> 48 months, up to and including 60 months:	2,270	\$524,304,922.31	21.83%	24.52%
> 60 months:	5,217	\$929,983,906.95	50.16%	43.49%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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	\$180,026.78	0.02%	0.01%
Australian Capital Territory	172	\$37,284,771.67	1.65%	1.74%
New South Wales	2,810	\$667,160,294.29	27.02%	31.20%
Northern Territory	63	\$13,467,050.11	0.61%	0.63%
Queensland	4,837	\$904,707,178.04	46.51%	42.31%
South Australia	353	\$55,964,398.07	3.39%	2.62%
Tasmania	83	\$13,087,995.47	0.80%	0.61%
Victoria	1,103	\$239,922,351.88	10.61%	11.22%
Western Australia	977	\$206,743,367.06	9.39%	9.67%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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	\$180,026.78	0.02%	0.01%
Brisbane Metropolitan	2,498	\$491,872,260.01	24.02%	23.00%
Gold Coast	647	\$129,995,365.12	6.22%	6.08%
Sunshine Coast	316	\$62,931,903.26	3.04%	2.94%
Queensland - Other	1,376	\$219,907,649.65	13.23%	10.28%
Sydney Metropolitan	1,999	\$505,831,186.08	19.22%	23.65%
N.S.W. - Other	787	\$155,728,427.40	7.57%	7.28%
Australian Capital Territory	196	\$42,885,452.48	1.88%	2.01%
Melbourne Metropolitan	940	\$212,983,979.78	9.04%	9.96%
Victoria - Other	163	\$26,938,372.10	1.57%	1.26%
Perth Metropolitan	902	\$192,090,500.62	8.67%	8.98%
W.A. - Other	75	\$14,652,866.44	0.72%	0.69%
Adelaide Metropolitan	307	\$48,810,390.70	2.95%	2.28%
S.A. - Other	46	\$7,154,007.37	0.44%	0.33%
Darwin Metropolitan	46	\$9,857,663.74	0.44%	0.46%
N.T. - Other	17	\$3,609,386.37	0.16%	0.17%
Hobart Metropolitan	55	\$9,389,729.77	0.53%	0.44%
Tasmania - Other	28	\$3,698,265.70	0.27%	0.17%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	650	\$191,651,687.12	6.25%	8.96%
Principal and Interest	9,750	\$1,946,865,746.25	93.75%	91.04%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	40	\$3,780,703.78	0.38%	0.18%
Home Improvement	123	\$21,471,405.09	1.18%	1.00%
Other	971	\$148,952,681.96	9.34%	6.97%
Residential - Detached House	7,917	\$1,663,812,132.50	76.13%	77.80%
Residential - Duplex	16	\$4,909,573.23	0.15%	0.23%
Residential - Established Apartment/Unit/Flat	1,041	\$229,404,696.90	10.01%	10.73%
Residential - New Apartment/Unit/Flat	292	\$66,186,239.91	2.81%	3.09%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,174	\$1,656,971,668.75	78.60%	77.48%
QBE	2,173	\$472,979,081.14	20.89%	22.12%
QBE LMI Pool Insurance	53	\$8,566,683.48	0.51%	0.40%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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:	2	-\$0.66	0.02%	0.00%
> 2021, up to and including 2026:	89	\$2,853,715.95	0.86%	0.13%
> 2026, up to and including 2031:	226	\$17,581,044.63	2.17%	0.82%
> 2031, up to and including 2036:	545	\$76,486,673.17	5.24%	3.58%
> 2036, up to and including 2041:	1,263	\$216,020,069.64	12.14%	10.10%
> 2041:	8,275	\$1,825,575,930.64	79.57%	85.37%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,052	\$564,967,428.58	19.73%	26.42%
Variable Rate	8,348	\$1,573,550,004.79	80.27%	73.58%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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	\$109,961.37	0.15%	0.02%
2027	4	\$145,356.06	0.19%	0.03%
2028	4	\$575,491.87	0.19%	0.10%
2029	4	\$455,354.52	0.19%	0.08%
2030	3	\$188,082.47	0.15%	0.03%
2031	12	\$1,687,307.61	0.58%	0.30%
2032	11	\$3,326,602.48	0.54%	0.59%
2033	13	\$2,093,237.39	0.63%	0.37%
2034	14	\$2,368,979.04	0.68%	0.42%
2035	15	\$3,109,592.97	0.73%	0.55%
2036	19	\$3,961,269.42	0.93%	0.70%
2037	27	\$5,960,221.80	1.32%	1.05%
2038	23	\$4,457,894.46	1.12%	0.79%
2039	24	\$5,777,300.64	1.17%	1.02%
2040	35	\$6,125,651.13	1.71%	1.08%
2041	42	\$8,275,907.90	2.05%	1.46%
2042	102	\$23,756,554.07	4.97%	4.20%
2043	131	\$31,947,060.23	6.38%	5.65%
2044	100	\$25,122,345.65	4.87%	4.45%
2045	204	\$49,285,491.74	9.94%	8.72%
2046	197	\$52,641,020.92	9.60%	9.32%
2047	608	\$190,152,006.16	29.63%	33.66%
2048	380	\$119,596,595.78	18.52%	21.17%
2049	77	\$23,848,142.90	3.75%	4.22%
<b>Total</b>	<b>2,052</b>	<b>\$564,967,428.58</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%:	10,293	\$2,117,047,789.18	98.97%	99.00%
> 4.50%, up to and including 5.00%:	96	\$19,421,713.68	0.92%	0.91%
> 5.00%, up to and including 5.50%:	8	\$1,301,840.03	0.08%	0.06%
> 5.50%, up to and including 6.00%:	2	\$746,091.14	0.02%	0.03%
> 6.50%, up to and including 7.00%:	1	-\$0.66	0.01%	0.00%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,338	\$2,120,854,647.70	99.40%	99.17%
> 1 days, up to and including 31 days:	40	\$11,792,677.14	0.38%	0.55%
> 31 days, up to and including 61 days:	13	\$3,569,849.37	0.13%	0.17%
> 61 days, up to and including 90 days:	8	\$2,024,857.40	0.08%	0.09%
> 90 days:	1	\$275,401.76	0.01%	0.01%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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	135	\$31,303,295.28	1.30%	1.46%
Regulated Loans	10,265	\$2,107,214,138.09	98.70%	98.54%
<b>Total</b>	<b>10,400</b>	<b>\$2,138,517,433.37</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:	188	\$53,920,204.99	28.97%	28.13%
> 6 months, up to and including 12 months:	209	\$63,271,910.64	32.20%	33.01%
> 12 months, up to and including 24 months:	181	\$55,009,247.98	27.89%	28.70%
> 24 months, up to and including 36 months:	50	\$13,304,400.86	7.70%	6.94%
> 36 months, up to and including 48 months:	8	\$2,136,014.54	1.23%	1.11%
> 48 months, up to and including 60 months:	12	\$3,624,908.77	1.85%	1.89%
> 60 months:	1	\$385,000.00	0.15%	0.20%
<b>Total</b>	<b>649</b>	<b>\$191,651,687.78</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 31 August 2021**

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880
<b>Issue Date:</b>	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
<b>Currency:</b>	AUD	AUD	AUD	AUD	AUD	AUD
<b>Issue Amount:</b>	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly
<b>Coupon Rate:</b>	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
<b>Legal Maturity:</b>	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023	24 Apr 2025

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