

Monthly Period	
Calculation Period Start Date:	01/07/2021
Calculation Period End Date:	31/07/2021
CBG Payment Date:	16/08/2021

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:	\$2,191,587,998.26
Number of Housing Loans:	10,575
Average Housing Loan Balance:	\$207,234.53
Maximum Housing Loan Balance:	\$1,857,102.64
Weighted Average Current Loan-to-Value Ratio:	60.17%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	52.51%
Percentage of Investment Property Loans:	22.69%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.09%
Weighted Average Seasoning (Months):	62
Weighted Average Remaining Term to Maturity (Months):	284
Maximum Remaining Term to Maturity (Months):	334

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:	\$2,047,871,615.14
(a) LTV Adjusted Principal Balance: \$2,182,488,663.08	
(b) Asset Percentage Adjusted Outstanding Principal Balance: \$2,047,871,615.14	
B. Loan Principal Receipts:	\$68,776,578.52
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,116,648,193.66
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 : ¹	107.64%
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	\$16,648,193.66
Guarantee Loan	\$2,243,351,806.34
Total Intercompany Loan	\$2,260,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$5,460,174.25
Principal Receipts for the month:	\$56,728,757.65

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$0.00	0.01%	0.00%
Up to and including 5%:	307	\$2,773,260.41	2.90%	0.13%
> 5%, up to and including 10%:	140	\$7,461,096.76	1.32%	0.34%
> 10%, up to and including 15%:	168	\$14,901,849.33	1.59%	0.68%
> 15%, up to and including 20%:	226	\$24,174,128.56	2.14%	1.10%
> 20%, up to and including 25%:	274	\$36,571,319.79	2.59%	1.67%
> 25%, up to and including 30%:	352	\$53,250,367.35	3.33%	2.43%
> 30%, up to and including 35%:	460	\$76,819,448.33	4.35%	3.51%
> 35%, up to and including 40%:	506	\$93,090,352.30	4.78%	4.25%
> 40%, up to and including 45%:	610	\$122,262,070.72	5.77%	5.58%
> 45%, up to and including 50%:	791	\$160,685,321.33	7.48%	7.33%
> 50%, up to and including 55%:	845	\$179,803,540.32	7.99%	8.20%
> 55%, up to and including 60%:	971	\$211,205,797.40	9.18%	9.64%
> 60%, up to and including 65%:	1,122	\$252,815,845.64	10.61%	11.54%
> 65%, up to and including 70%:	1,060	\$252,819,993.41	10.02%	11.54%
> 70%, up to and including 75%:	1,153	\$282,079,157.16	10.90%	12.87%
> 75%, up to and including 80%:	826	\$221,086,155.38	7.81%	10.09%
> 80%, up to and including 85%:	535	\$135,544,707.41	5.06%	6.18%
> 85%, up to and including 90%:	211	\$59,124,319.80	2.00%	2.70%
> 90%, up to and including 95%:	7	\$2,757,841.51	0.07%	0.13%
> 95%, up to and including 100%:	2	\$825,302.99	0.02%	0.04%
> 100%, up to and including 105%:	2	\$360,127.29	0.02%	0.02%
> 110%:	6	\$1,175,995.07	0.06%	0.05%
Total	10,575	\$2,191,587,998.26	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$0.00	0.01%	0.00%
Up to and including 5%:	402	\$4,476,204.46	3.80%	0.20%
> 5%, up to and including 10%:	183	\$12,288,028.78	1.73%	0.56%
> 10%, up to and including 15%:	278	\$32,193,238.04	2.63%	1.47%
> 15%, up to and including 20%:	336	\$44,898,091.98	3.18%	2.05%
> 20%, up to and including 25%:	449	\$72,164,779.83	4.25%	3.29%
> 25%, up to and including 30%:	600	\$112,656,335.56	5.67%	5.14%
> 30%, up to and including 35%:	697	\$136,654,341.79	6.59%	6.24%
> 35%, up to and including 40%:	869	\$178,583,799.63	8.22%	8.15%
> 40%, up to and including 45%:	870	\$187,046,442.09	8.23%	8.53%
> 45%, up to and including 50%:	908	\$200,070,498.30	8.59%	9.13%
> 50%, up to and including 55%:	957	\$212,061,662.31	9.05%	9.68%
> 55%, up to and including 60%:	884	\$214,868,638.73	8.36%	9.80%
> 60%, up to and including 65%:	850	\$214,206,643.67	8.04%	9.77%
> 65%, up to and including 70%:	795	\$192,816,697.96	7.52%	8.80%
> 70%, up to and including 75%:	636	\$158,626,379.94	6.01%	7.24%
> 75%, up to and including 80%:	442	\$115,519,448.97	4.18%	5.27%
> 80%, up to and including 85%:	199	\$50,192,894.81	1.88%	2.29%
> 85%, up to and including 90%:	104	\$26,596,507.87	0.98%	1.21%
> 90%, up to and including 95%:	48	\$10,951,709.42	0.45%	0.50%
> 95%, up to and including 100%:	31	\$6,012,276.84	0.29%	0.27%
> 100%, up to and including 105%:	15	\$3,840,155.33	0.14%	0.18%
> 105%, up to and including 110%:	7	\$2,050,087.87	0.07%	0.09%
> 110%:	14	\$2,813,134.08	0.13%	0.13%
Total	10,575	\$2,191,587,998.26	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$0.00	0.01%	0.00%
Indexed Loans	10,077	\$2,079,102,020.26	95.29%	94.87%
Unindexed Loans	497	\$112,485,978.00	4.70%	5.13%
Total	10,575	\$2,191,587,998.26	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,358	\$33,053,659.56	12.84%	1.51%
> A\$50,000, up to and including A\$100,000:	1,531	\$115,537,546.25	14.48%	5.27%
> A\$100,000, up to and including A\$150,000:	1,479	\$186,227,734.75	13.99%	8.50%
> A\$150,000, up to and including A\$200,000:	1,441	\$251,954,307.41	13.63%	11.50%
> A\$200,000, up to and including A\$250,000:	1,211	\$272,100,427.64	11.45%	12.42%
> A\$250,000, up to and including A\$300,000:	1,036	\$283,622,306.49	9.80%	12.94%
> A\$300,000, up to and including A\$350,000:	818	\$265,261,782.06	7.74%	12.10%
> A\$350,000, up to and including A\$400,000:	622	\$231,944,949.98	5.88%	10.58%
> A\$400,000, up to and including A\$450,000:	380	\$161,069,011.61	3.59%	7.35%
> A\$450,000, up to and including A\$500,000:	262	\$123,764,219.49	2.48%	5.65%
> A\$500,000, up to and including A\$550,000:	154	\$80,322,186.30	1.46%	3.67%
> A\$550,000, up to and including A\$600,000:	102	\$58,731,176.08	0.96%	2.68%
> A\$600,000, up to and including A\$650,000:	65	\$40,702,240.78	0.61%	1.86%
> A\$650,000, up to and including A\$700,000:	46	\$31,029,841.95	0.43%	1.42%
> A\$700,000, up to and including A\$750,000:	28	\$20,330,782.99	0.26%	0.93%
> A\$750,000, up to and including A\$800,000:	22	\$16,962,611.06	0.21%	0.77%
> A\$800,000, up to and including A\$850,000:	7	\$5,705,729.29	0.07%	0.26%
> A\$850,000, up to and including A\$900,000:	4	\$3,523,309.08	0.04%	0.16%
> A\$900,000, up to and including A\$950,000:	4	\$3,679,446.58	0.04%	0.17%
> A\$950,000, up to and including A\$1,000,000:	3	\$2,875,611.30	0.03%	0.13%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,332,014.97	0.01%	0.06%
> A\$1,500,000:	1	\$1,857,102.64	0.01%	0.08%
Total	10,575	\$2,191,587,998.26	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 24 months, up to and including 30 months:	212	\$51,811,439.74	2.00%	2.36%
> 30 months, up to and including 36 months:	713	\$169,422,561.08	6.74%	7.73%
> 36 months, up to and including 48 months:	2,563	\$602,937,358.57	24.24%	27.51%
> 48 months, up to and including 60 months:	1,879	\$433,218,504.61	17.77%	19.77%
> 60 months:	5,208	\$934,198,134.26	49.25%	42.63%
Total	10,575	\$2,191,587,998.26	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$0.00	0.01%	0.00%
Australian Capital Territory	179	\$38,475,296.24	1.69%	1.76%
New South Wales	2,861	\$685,963,293.78	27.05%	31.30%
Northern Territory	65	\$14,844,857.59	0.61%	0.68%
Queensland	4,904	\$922,239,491.40	46.37%	42.08%
South Australia	360	\$57,936,589.25	3.40%	2.64%
Tasmania	84	\$13,202,388.62	0.79%	0.60%
Victoria	1,127	\$247,862,430.49	10.66%	11.31%
Western Australia	994	\$211,063,650.89	9.40%	9.63%
Total	10,575	\$2,191,587,998.26	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$0.00	0.01%	0.00%
Brisbane Metropolitan	2,541	\$503,028,529.51	24.03%	22.95%
Gold Coast	658	\$132,886,622.41	6.22%	6.06%
Sunshine Coast	316	\$64,150,786.87	2.99%	2.93%
Queensland - Other	1,389	\$222,173,552.61	13.13%	10.14%
Sydney Metropolitan	2,029	\$520,035,247.39	19.19%	23.73%
N.S.W. - Other	808	\$160,308,668.29	7.64%	7.31%
Australian Capital Territory	203	\$44,094,674.34	1.92%	2.01%
Melbourne Metropolitan	964	\$220,746,110.89	9.12%	10.07%
Victoria - Other	163	\$27,116,319.60	1.54%	1.24%
Perth Metropolitan	915	\$195,310,329.23	8.65%	8.91%
W.A. - Other	79	\$15,753,321.66	0.75%	0.72%
Adelaide Metropolitan	314	\$50,602,629.17	2.97%	2.31%
S.A. - Other	46	\$7,333,960.08	0.43%	0.33%
Darwin Metropolitan	48	\$11,226,613.04	0.45%	0.51%
N.T. - Other	17	\$3,618,244.55	0.16%	0.17%
Hobart Metropolitan	55	\$9,444,623.50	0.52%	0.43%
Tasmania - Other	29	\$3,757,765.12	0.27%	0.17%
Total	10,575	\$2,191,587,998.26	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	685	\$201,074,907.49	6.48%	9.17%
Principal and Interest	9,890	\$1,990,513,090.77	93.52%	90.83%
Total	10,575	\$2,191,587,998.26	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	40	\$3,723,645.80	0.38%	0.17%
Home Improvement	119	\$20,775,049.60	1.13%	0.95%
Other	990	\$152,085,542.96	9.36%	6.94%
Residential - Detached House	8,054	\$1,707,605,050.69	76.16%	77.92%
Residential - Duplex	16	\$4,891,051.00	0.15%	0.22%
Residential - Established Apartment/Unit/Flat	1,061	\$235,244,484.77	10.03%	10.73%
Residential - New Apartment/Unit/Flat	295	\$67,263,173.44	2.79%	3.07%
Total	10,575	\$2,191,587,998.26	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,310	\$1,700,350,181.50	78.58%	77.59%
QBE	2,212	\$482,323,881.64	20.92%	22.01%
QBE LMI Pool Insurance	53	\$8,913,935.12	0.50%	0.41%
Total	10,575	\$2,191,587,998.26	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	2	\$7,490.71	0.02%	0.00%
> 2021, up to and including 2026:	94	\$3,054,054.02	0.89%	0.14%
> 2026, up to and including 2031:	227	\$18,293,504.61	2.15%	0.83%
> 2031, up to and including 2036:	551	\$78,511,522.68	5.21%	3.58%
> 2036, up to and including 2041:	1,287	\$222,815,188.63	12.17%	10.17%
> 2041:	8,414	\$1,868,906,237.61	79.57%	85.28%
Total	10,575	\$2,191,587,998.26	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,084	\$575,259,272.47	19.71%	26.25%
Variable Rate	8,491	\$1,616,328,725.79	80.29%	73.75%
Total	10,575	\$2,191,587,998.26	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	2	\$152,267.19	0.10%	0.03%
2027	4	\$147,159.38	0.19%	0.03%
2028	4	\$582,394.53	0.19%	0.10%
2029	4	\$461,053.37	0.19%	0.08%
2030	2	\$250,599.15	0.10%	0.04%
2031	12	\$1,700,631.67	0.58%	0.30%
2032	12	\$3,857,216.87	0.58%	0.67%
2033	13	\$2,115,152.01	0.62%	0.37%
2034	13	\$2,269,036.61	0.62%	0.39%
2035	14	\$2,882,561.67	0.67%	0.50%
2036	19	\$3,744,772.43	0.91%	0.65%
2037	26	\$5,576,172.89	1.25%	0.97%
2038	26	\$4,988,841.39	1.25%	0.87%
2039	24	\$5,798,724.60	1.15%	1.01%
2040	35	\$6,091,125.12	1.68%	1.06%
2041	43	\$8,404,290.95	2.06%	1.46%
2042	101	\$23,411,573.33	4.85%	4.07%
2043	132	\$31,983,273.63	6.33%	5.56%
2044	99	\$24,943,466.86	4.75%	4.34%
2045	209	\$50,417,259.61	10.03%	8.76%
2046	200	\$53,639,551.91	9.60%	9.32%
2047	609	\$190,293,437.97	29.22%	33.08%
2048	404	\$126,871,498.29	19.39%	22.05%
2049	77	\$24,677,211.04	3.69%	4.29%
Total	2,084	\$575,259,272.47	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	10,464	\$2,169,468,364.42	98.95%	98.99%
> 4.50%, up to and including 5.00%:	101	\$20,470,558.78	0.96%	0.93%
> 5.00%, up to and including 5.50%:	8	\$1,302,838.48	0.08%	0.06%
> 5.50%, up to and including 6.00%:	1	\$346,237.24	0.01%	0.02%
> 6.50%, up to and including 7.00%:	1	-\$0.66	0.01%	0.00%
Total	10,575	\$2,191,587,998.26	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,508	\$2,173,088,007.87	99.37%	99.16%
> 1 days, up to and including 31 days:	50	\$14,148,406.13	0.47%	0.65%
> 31 days, up to and including 61 days:	13	\$3,372,373.00	0.12%	0.15%
> 61 days, up to and including 90 days:	4	\$979,211.26	0.04%	0.04%
Total	10,575	\$2,191,587,998.26	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	139	\$32,070,579.58	1.31%	1.46%
Regulated Loans	10,436	\$2,159,517,418.68	98.69%	98.54%
Total	10,575	\$2,191,587,998.26	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	206	\$59,890,219.30	30.12%	29.79%
> 6 months, up to and including 12 months:	150	\$45,457,415.22	21.93%	22.61%
> 12 months, up to and including 24 months:	256	\$76,464,453.69	37.43%	38.03%
> 24 months, up to and including 36 months:	55	\$14,142,738.52	8.04%	7.03%
> 36 months, up to and including 48 months:	7	\$2,029,776.24	1.02%	1.01%
> 48 months, up to and including 60 months:	10	\$3,090,305.18	1.46%	1.54%
Total	684	\$201,074,908.15	100%	100%

Covered Bond Programme
Investor Report as at 31 July 2021

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly
Coupon Rate:	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	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>