

Monthly Period	
Calculation Period Start Date:	01/06/2021
Calculation Period End Date:	30/06/2021
CBG Payment Date:	15/07/2021

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:	\$2,248,225,194.38
Number of Housing Loans:	10,749
Average Housing Loan Balance:	\$209,154.24
Maximum Housing Loan Balance:	\$1,857,102.64
Weighted Average Current Loan-to-Value Ratio:	60.41%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	53.49%
Percentage of Investment Property Loans:	22.96%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.11%
Weighted Average Seasoning (Months):	61
Weighted Average Remaining Term to Maturity (Months):	285
Maximum Remaining Term to Maturity (Months):	335

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:	\$2,100,996,984.98
(a) LTV Adjusted Principal Balance:	\$2,238,176,425.85
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,100,996,984.98
B. Loan Principal Receipts:	\$12,047,820.87
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,113,044,805.85
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	107.63%
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	\$13,044,805.85
Guarantee Loan	\$2,246,955,194.15
Total Intercompany Loan	\$2,260,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$80,533,002.55
Principal Receipts for the month:	\$393,587,155.06

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	273	\$2,401,576.06	2.54%	0.11%
> 5%, up to and including 10%:	139	\$7,365,508.85	1.29%	0.33%
> 10%, up to and including 15%:	180	\$15,588,733.60	1.67%	0.69%
> 15%, up to and including 20%:	218	\$23,596,072.10	2.03%	1.05%
> 20%, up to and including 25%:	275	\$35,056,159.45	2.56%	1.56%
> 25%, up to and including 30%:	339	\$53,005,196.49	3.15%	2.36%
> 30%, up to and including 35%:	457	\$77,085,281.42	4.25%	3.43%
> 35%, up to and including 40%:	518	\$96,240,207.42	4.82%	4.28%
> 40%, up to and including 45%:	614	\$122,126,869.89	5.71%	5.43%
> 45%, up to and including 50%:	775	\$160,458,018.31	7.21%	7.14%
> 50%, up to and including 55%:	886	\$186,441,162.80	8.24%	8.29%
> 55%, up to and including 60%:	980	\$217,805,466.34	9.12%	9.69%
> 60%, up to and including 65%:	1,143	\$258,129,952.66	10.63%	11.48%
> 65%, up to and including 70%:	1,100	\$261,996,481.24	10.23%	11.65%
> 70%, up to and including 75%:	1,193	\$291,389,653.59	11.10%	12.96%
> 75%, up to and including 80%:	846	\$227,731,698.96	7.87%	10.13%
> 80%, up to and including 85%:	578	\$145,763,292.59	5.38%	6.48%
> 85%, up to and including 90%:	224	\$62,081,119.56	2.08%	2.76%
> 90%, up to and including 95%:	8	\$3,046,918.62	0.07%	0.14%
> 95%, up to and including 100%:	1	\$599,141.22	0.01%	0.03%
> 110%:	2	\$316,683.21	0.02%	0.01%
Total	10,749	\$2,248,225,194.38	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	367	\$4,081,164.93	3.41%	0.18%
> 5%, up to and including 10%:	176	\$11,849,461.05	1.64%	0.53%
> 10%, up to and including 15%:	269	\$29,416,690.16	2.50%	1.31%
> 15%, up to and including 20%:	326	\$43,141,636.41	3.03%	1.92%
> 20%, up to and including 25%:	412	\$66,222,951.53	3.83%	2.95%
> 25%, up to and including 30%:	613	\$114,016,325.39	5.70%	5.07%
> 30%, up to and including 35%:	669	\$130,239,713.57	6.22%	5.79%
> 35%, up to and including 40%:	823	\$166,085,157.42	7.66%	7.39%
> 40%, up to and including 45%:	890	\$192,899,013.71	8.28%	8.58%
> 45%, up to and including 50%:	907	\$201,167,837.73	8.44%	8.95%
> 50%, up to and including 55%:	964	\$213,433,824.35	8.97%	9.49%
> 55%, up to and including 60%:	927	\$222,962,384.58	8.62%	9.92%
> 60%, up to and including 65%:	875	\$219,459,892.77	8.14%	9.76%
> 65%, up to and including 70%:	893	\$221,766,955.71	8.31%	9.86%
> 70%, up to and including 75%:	663	\$163,621,514.67	6.17%	7.28%
> 75%, up to and including 80%:	492	\$129,133,472.66	4.58%	5.74%
> 80%, up to and including 85%:	223	\$57,276,066.86	2.07%	2.55%
> 85%, up to and including 90%:	140	\$33,812,742.36	1.30%	1.50%
> 90%, up to and including 95%:	49	\$11,434,433.72	0.46%	0.51%
> 95%, up to and including 100%:	35	\$7,189,046.64	0.33%	0.32%
> 100%, up to and including 105%:	13	\$3,329,404.70	0.12%	0.15%
> 105%, up to and including 110%:	13	\$3,112,655.48	0.12%	0.14%
> 110%:	10	\$2,572,847.98	0.09%	0.11%
Total	10,749	\$2,248,225,194.38	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	10,236	\$2,132,707,047.95	95.23%	94.86%
Unindexed Loans	513	\$115,518,146.43	4.77%	5.14%
Total	10,749	\$2,248,225,194.38	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,335	\$33,721,630.57	12.42%	1.50%
> A\$50,000, up to and including A\$100,000:	1,553	\$117,373,729.64	14.45%	5.22%
> A\$100,000, up to and including A\$150,000:	1,499	\$188,915,915.26	13.95%	8.40%
> A\$150,000, up to and including A\$200,000:	1,468	\$257,066,374.61	13.66%	11.43%
> A\$200,000, up to and including A\$250,000:	1,237	\$278,061,512.41	11.51%	12.37%
> A\$250,000, up to and including A\$300,000:	1,067	\$292,277,034.26	9.93%	13.00%
> A\$300,000, up to and including A\$350,000:	834	\$270,640,953.04	7.76%	12.04%
> A\$350,000, up to and including A\$400,000:	639	\$238,443,927.87	5.94%	10.61%
> A\$400,000, up to and including A\$450,000:	391	\$165,750,548.54	3.64%	7.37%
> A\$450,000, up to and including A\$500,000:	273	\$128,871,871.09	2.54%	5.73%
> A\$500,000, up to and including A\$550,000:	161	\$84,047,906.68	1.50%	3.74%
> A\$550,000, up to and including A\$600,000:	100	\$57,497,425.95	0.93%	2.56%
> A\$600,000, up to and including A\$650,000:	70	\$43,703,493.43	0.65%	1.94%
> A\$650,000, up to and including A\$700,000:	48	\$32,366,807.26	0.45%	1.44%
> A\$700,000, up to and including A\$750,000:	30	\$21,781,377.30	0.28%	0.97%
> A\$750,000, up to and including A\$800,000:	22	\$16,966,392.29	0.20%	0.75%
> A\$800,000, up to and including A\$850,000:	8	\$6,519,819.01	0.07%	0.29%
> A\$850,000, up to and including A\$900,000:	4	\$3,529,048.08	0.04%	0.16%
> A\$900,000, up to and including A\$950,000:	5	\$4,617,806.10	0.05%	0.21%
> A\$950,000, up to and including A\$1,000,000:	3	\$2,879,317.31	0.03%	0.13%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,335,201.04	0.01%	0.06%
> A\$1,500,000:	1	\$1,857,102.64	0.01%	0.08%
Total	10,749	\$2,248,225,194.38	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 24 months, up to and including 30 months:	288	\$71,759,975.25	2.68%	3.19%
> 30 months, up to and including 36 months:	757	\$180,233,148.49	7.04%	8.02%
> 36 months, up to and including 48 months:	3,038	\$712,965,989.50	28.26%	31.71%
> 48 months, up to and including 60 months:	1,471	\$346,159,399.49	13.68%	15.40%
> 60 months:	5,195	\$937,106,681.65	48.33%	41.68%
Total	10,749	\$2,248,225,194.38	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	187	\$41,074,123.90	1.74%	1.83%
New South Wales	2,896	\$701,449,269.31	26.94%	31.20%
Northern Territory	65	\$15,031,066.76	0.60%	0.67%
Queensland	4,999	\$948,383,129.90	46.51%	42.18%
South Australia	361	\$59,653,445.22	3.36%	2.65%
Tasmania	85	\$13,351,594.07	0.79%	0.59%
Victoria	1,144	\$253,639,173.78	10.64%	11.28%
Western Australia	1,012	\$215,643,391.44	9.41%	9.59%
Total	10,749	\$2,248,225,194.38	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,590	\$517,443,564.61	24.10%	23.02%
Gold Coast	675	\$138,051,102.52	6.28%	6.14%
Sunshine Coast	323	\$65,913,230.03	3.00%	2.93%
Queensland - Other	1,411	\$226,975,232.74	13.13%	10.10%
Sydney Metropolitan	2,045	\$530,418,224.25	19.03%	23.59%
N.S.W. - Other	827	\$165,385,071.07	7.69%	7.36%
Australian Capital Territory	211	\$46,720,097.89	1.96%	2.08%
Melbourne Metropolitan	979	\$226,059,674.08	9.11%	10.06%
Victoria - Other	165	\$27,579,499.70	1.54%	1.23%
Perth Metropolitan	932	\$199,728,235.09	8.67%	8.88%
W.A. - Other	80	\$15,915,156.35	0.74%	0.71%
Adelaide Metropolitan	315	\$52,080,929.00	2.93%	2.32%
S.A. - Other	46	\$7,572,516.22	0.43%	0.34%
Darwin Metropolitan	48	\$11,326,282.39	0.45%	0.50%
N.T. - Other	17	\$3,704,784.37	0.16%	0.16%
Hobart Metropolitan	56	\$9,612,830.70	0.52%	0.43%
Tasmania - Other	29	\$3,738,763.37	0.27%	0.17%
Total	10,749	\$2,248,225,194.38	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	704	\$210,652,395.94	6.55%	9.37%
Principal and Interest	10,045	\$2,037,572,798.44	93.45%	90.63%
Total	10,749	\$2,248,225,194.38	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	41	\$3,776,952.96	0.38%	0.17%
Home Improvement	115	\$19,486,795.70	1.07%	0.87%
Other	1,005	\$155,955,155.11	9.35%	6.94%
Residential - Detached House	8,194	\$1,754,321,912.17	76.23%	78.03%
Residential - Duplex	17	\$4,902,789.37	0.16%	0.22%
Residential - Established Apartment/Unit/Flat	1,082	\$242,149,800.34	10.07%	10.77%
Residential - New Apartment/Unit/Flat	295	\$67,631,788.73	2.74%	3.01%
Total	10,749	\$2,248,225,194.38	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,437	\$1,742,297,920.68	78.49%	77.50%
QBE	2,258	\$496,643,789.02	21.01%	22.09%
QBE LMI Pool Insurance	54	\$9,283,484.68	0.50%	0.41%
Total	10,749	\$2,248,225,194.38	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	3	\$12,290.20	0.03%	0.00%
> 2021, up to and including 2026:	96	\$3,264,993.42	0.89%	0.15%
> 2026, up to and including 2031:	229	\$18,704,687.72	2.13%	0.83%
> 2031, up to and including 2036:	554	\$78,837,116.76	5.15%	3.51%
> 2036, up to and including 2041:	1,301	\$227,232,119.89	12.10%	10.11%
> 2041:	8,566	\$1,920,173,986.39	79.69%	85.41%
Total	10,749	\$2,248,225,194.38	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,119	\$588,239,640.96	19.71%	26.16%
Variable Rate	8,630	\$1,659,985,553.42	80.29%	73.84%
Total	10,749	\$2,248,225,194.38	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	2	\$155,427.24	0.09%	0.03%
2027	4	\$149,089.29	0.19%	0.03%
2028	4	\$588,887.25	0.19%	0.10%
2029	4	\$467,945.85	0.19%	0.08%
2030	3	\$324,236.29	0.14%	0.06%
2031	12	\$1,716,207.97	0.57%	0.29%
2032	12	\$3,871,035.92	0.57%	0.66%
2033	13	\$2,128,805.28	0.61%	0.36%
2034	14	\$2,398,336.49	0.66%	0.41%
2035	14	\$2,833,005.79	0.66%	0.48%
2036	20	\$3,915,774.81	0.94%	0.67%
2037	27	\$5,834,639.10	1.27%	0.99%
2038	28	\$5,694,279.99	1.32%	0.97%
2039	25	\$6,021,797.83	1.18%	1.02%
2040	40	\$7,176,376.30	1.89%	1.22%
2041	47	\$9,331,218.06	2.22%	1.59%
2042	104	\$24,387,838.67	4.91%	4.15%
2043	133	\$32,758,004.96	6.28%	5.57%
2044	101	\$25,232,886.54	4.77%	4.29%
2045	208	\$50,537,435.91	9.82%	8.59%
2046	197	\$53,007,221.58	9.30%	9.01%
2047	611	\$191,294,955.91	28.83%	32.52%
2048	418	\$132,989,877.33	19.73%	22.61%
2049	78	\$25,424,356.60	3.68%	4.32%
Total	2,119	\$588,239,640.96	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	10,630	\$2,224,019,276.49	98.89%	98.92%
> 4.50%, up to and including 5.00%:	106	\$22,298,894.04	0.99%	0.99%
> 5.00%, up to and including 5.50%:	10	\$1,561,137.78	0.09%	0.07%
> 5.50%, up to and including 6.00%:	1	\$346,237.24	0.01%	0.02%
> 6.50%, up to and including 7.00%:	2	-\$351.17	0.02%	0.00%
Total	10,749	\$2,248,225,194.38	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,672	\$2,226,742,191.32	99.28%	99.04%
> 1 days, up to and including 31 days:	55	\$16,129,893.57	0.51%	0.72%
> 31 days, up to and including 61 days:	15	\$3,724,910.46	0.14%	0.17%
> 61 days, up to and including 90 days:	6	\$1,601,806.69	0.06%	0.07%
> 90 days:	1	\$26,392.34	0.01%	0.00%
Total	10,749	\$2,248,225,194.38	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	141	\$32,683,287.85	1.31%	1.45%
Regulated Loans	10,608	\$2,215,541,906.53	98.69%	98.55%
Total	10,749	\$2,248,225,194.38	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	175	\$54,299,316.92	24.93%	25.78%
> 6 months, up to and including 12 months:	135	\$39,537,751.64	19.23%	18.77%
> 12 months, up to and including 24 months:	313	\$93,725,661.39	44.59%	44.49%
> 24 months, up to and including 36 months:	63	\$18,118,696.17	8.97%	8.60%
> 36 months, up to and including 48 months:	6	\$1,701,665.69	0.85%	0.81%
> 48 months, up to and including 60 months:	9	\$3,154,655.30	1.28%	1.50%
> 60 months:	1	\$115,000.00	0.14%	0.05%
Total	702	\$210,652,747.11	100%	100%

Covered Bond Programme
Investor Report as at 30 June 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>