

Monthly Period	
Calculation Period Start Date:	01/10/2021
Calculation Period End Date:	31/10/2021
CBG Payment Date:	15/11/2021

Ratings Overview	Moody's	Fitch
Suncorp-Metway Limited Long Term Rating:	A1	A+
Suncorp-Metway Limited Short Term Rating:	P-1	F1

Progamme 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:	\$2,160,752,689.11
Number of Housing Loans:	10,427
Average Housing Loan Balance:	\$207,212.07
Maximum Housing Loan Balance:	\$1,857,102.64
Weighted Average Current Loan-to-Value Ratio:	59.55%
Highest Individual Current Loan-to-Value Ratio:	114.10%
Weighted Average Indexed Current Loan-to-Value Ratio:	50.69%
Percentage of Investment Property Loans:	23.33%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.01%
Weighted Average Seasoning (Months):	65
Weighted Average Remaining Term to Maturity (Months):	282
Maximum Remaining Term to Maturity (Months):	347



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:		\$2,019,399,389.30
(a) LTV Adjusted Principal Balance:	\$2,153,162,437.73	
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,019,399,389.30	
B. Loan Principal Receipts:		\$99,779,626.19
C. Loan Advances:		\$0.00
D. Substitution Assets & Authorised Investments:		\$0.00
Z. Negative Carry:		\$0.00
Adjusted Aggregate Loan Amount:		\$2,119,179,015.49
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%

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



**Covered Bond Programme** 

**Investor Report as at 31 October 2021** 

Funding Summary	
Demand Loan	\$19,179,015.49
Guarantee Loan	\$2,240,820,984.51
Total Intercompany Loan	\$2,260,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$5,121,672.85
Principal Receipts for the month:	\$47,494,311.80



Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$34,299.74	0.02%	0.00%
Up to and including 5%:	333	\$2,576,929.12	3.19%	0.12%
> 5%, up to and including 10%:	125	\$6,546,280.82	1.20%	0.30%
> 10%, up to and including 15%:	193	\$16,789,553.70	1.85%	0.78%
> 15%, up to and including 20%:	239	\$26,911,243.57	2.29%	1.25%
> 20%, up to and including 25%:	300	\$38,673,898.76	2.88%	1.79%
> 25%, up to and including 30%:	360	\$53,792,879.73	3.45%	2.49%
> 30%, up to and including 35%:	474	\$78,533,507.88	4.55%	3.63%
> 35%, up to and including 40%:	516	\$96,047,843.27	4.95%	4.45%
> 40%, up to and including 45%:	646	\$131,795,127.72	6.20%	6.10%
> 45%, up to and including 50%:	760	\$155,081,836.40	7.29%	7.18%
> 50%, up to and including 55%:	853	\$181,574,956.14	8.18%	8.40%
> 55%, up to and including 60%:	976	\$216,695,482.74	9.36%	10.03%
> 60%, up to and including 65%:	1,071	\$240,117,248.81	10.27%	11.11%
> 65%, up to and including 70%:	1,039	\$252,016,236.87	9.96%	11.66%
> 70%, up to and including 75%:	1,064	\$267,383,944.84	10.20%	12.37%
> 75%, up to and including 80%:	771	\$207,249,388.05	7.39%	9.59%
> 80%, up to and including 85%:	503	\$128,303,640.48	4.82%	5.94%
> 85%, up to and including 90%:	191	\$56,719,045.31	1.83%	2.62%
> 90%, up to and including 95%:	8	\$3,042,763.34	0.08%	0.14%
> 95%, up to and including 100%:	2	\$823,023.77	0.02%	0.04%
> 110%:	1	\$43,558.05	0.01%	0.00%
Total	10,427	\$2,160,752,689.11	100%	100%



Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$34,299.74	0.02%	0.00%
Up to and including 5%:	444	\$4,466,586.49	4.26%	0.21%
> 5%, up to and including 10%:	204	\$16,242,120.57	1.96%	0.75%
> 10%, up to and including 15%:	282	\$31,319,933.94	2.70%	1.45%
> 15%, up to and including 20%:	412	\$57,971,030.75	3.95%	2.68%
> 20%, up to and including 25%:	528	\$89,308,591.00	5.06%	4.13%
> 25%, up to and including 30%:	617	\$110,921,902.37	5.92%	5.13%
> 30%, up to and including 35%:	775	\$155,777,463.04	7.43%	7.21%
> 35%, up to and including 40%:	892	\$190,202,827.25	8.55%	8.80%
> 40%, up to and including 45%:	865	\$193,230,407.45	8.30%	8.94%
> 45%, up to and including 50%:	944	\$206,977,499.38	9.05%	9.58%
> 50%, up to and including 55%:	871	\$207,507,256.98	8.35%	9.60%
> 55%, up to and including 60%:	897	\$214,407,035.88	8.60%	9.92%
> 60%, up to and including 65%:	800	\$203,896,326.77	7.67%	9.44%
> 65%, up to and including 70%:	654	\$164,706,226.42	6.27%	7.62%
> 70%, up to and including 75%:	519	\$130,987,393.81	4.98%	6.06%
> 75%, up to and including 80%:	361	\$91,489,516.22	3.46%	4.23%
> 80%, up to and including 85%:	179	\$46,273,427.98	1.72%	2.14%
> 85%, up to and including 90%:	93	\$23,264,528.91	0.89%	1.08%
> 90%, up to and including 95%:	37	\$9,397,700.33	0.35%	0.43%
> 95%, up to and including 100%:	24	\$6,688,580.55	0.23%	0.31%
> 100%, up to and including 105%:	11	\$2,900,441.37	0.11%	0.13%
> 105%, up to and including 110%:	7	\$1,116,859.90	0.07%	0.05%
> 110%:	9	\$1,664,732.01	0.09%	0.08%
Total	10,427	\$2,160,752,689.11	100%	100%

<sup>\*</sup> Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$34,299.74	0.02%	0.00%
Indexed Loans	9,939	\$2,051,889,875.51	95.32%	94.96%
Unindexed Loans	486	\$108,828,513.86	4.66%	5.04%
Total	10,427	\$2,160,752,689.11	100%	100%



Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,400	\$32,350,053.29	13.43%	1.50%
> A\$50,000, up to and including A\$100,000:	1,499	\$113,254,013.14	14.38%	5.24%
> A\$100,000, up to and including A\$150,000:	1,442	\$180,956,014.50	13.83%	8.37%
> A\$150,000, up to and including A\$200,000:	1,431	\$249,882,094.88	13.72%	11.56%
> A\$200,000, up to and including A\$250,000:	1,169	\$262,762,478.99	11.21%	12.16%
> A\$250,000, up to and including A\$300,000:	996	\$272,457,786.20	9.55%	12.61%
> A\$300,000, up to and including A\$350,000:	822	\$266,956,651.57	7.88%	12.35%
> A\$350,000, up to and including A\$400,000:	587	\$219,151,622.69	5.63%	10.14%
> A\$400,000, up to and including A\$450,000:	369	\$156,390,415.38	3.54%	7.24%
> A\$450,000, up to and including A\$500,000:	252	\$119,028,948.69	2.42%	5.51%
> A\$500,000, up to and including A\$550,000:	146	\$76.048,776.15	1.40%	3.52%
> A\$550,000, up to and including A\$600,000:	102	\$58,447,330.25	0.98%	2.70%
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> A\$600,000, up to and including A\$650,000:	71	\$44,394,234.34	0.68%	2.05%
> A\$650,000, up to and including A\$700,000:	50	\$33,705,512.06	0.48%	1.56%
> A\$700,000, up to and including A\$750,000:	39	\$28,282,989.81	0.37%	1.31%
> A\$750,000, up to and including A\$800,000:	19	\$14,612,621.18	0.18%	0.68%
> A\$800,000, up to and including A\$850,000:	7	\$5,747,438.77	0.07%	0.27%
> A\$850,000, up to and including A\$900,000:	6	\$5,288,631.95	0.06%	0.24%
> A\$900,000, up to and including A\$950,000:	6	\$5,499,526.84	0.06%	0.25%
> A\$950,000, up to and including A\$1,000,000:	9	\$8,776,703.27	0.09%	0.41%
> A\$1,000,000, up to and including A\$1,100,000:	1	\$1,089,771.86	0.01%	0.05%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,489,298.28	0.02%	0.12%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,322,672.38	0.01%	0.06%
> A\$1,500,000:	1	\$1,857,102.64	0.01%	0.09%
Total	10,427	\$2,160,752,689.11	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	3	\$103,017.03	0.03%	0.00%
> 18 months, up to and including 24 months:	8	\$4,569,197.27	0.08%	0.21%
> 24 months, up to and including 30 months:	31	\$9,139,123.91	0.30%	0.42%
> 30 months, up to and including 36 months:	485	\$117,873,642.61	4.65%	5.46%
> 36 months, up to and including 48 months:	1,754	\$421,354,157.52	16.82%	19.50%
> 48 months, up to and including 60 months:	2,857	\$669,480,936.06	27.40%	30.98%
> 60 months:	5,289	\$938,232,614.71	50.72%	43.42%
Total	10,427	\$2,160,752,689.11	100%	100%



State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	2	\$34,299.74	0.02%	0.00%
Australian Capital Territory	173	\$37,430,944.25	1.66%	1.73%
New South Wales	2,834	\$686,719,392.10	27.18%	31.78%
Northern Territory	62	\$13,873,146.33	0.59%	0.64%
Queensland	4,826	\$901,680,906.02	46.28%	41.73%
South Australia	356	\$57,414,810.88	3.41%	2.66%
Tasmania	82	\$13,642,390.51	0.79%	0.63%
Victoria	1,114	\$243,181,684.19	10.68%	11.25%
Western Australia	978	\$206,775,115.09	9.38%	9.57%
Total	10,427	\$2,160,752,689.11	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Net Applicable No County		<b>#04.000.74</b>	0.000/	0.000/
Not Applicable - No Security	2	\$34,299.74	0.02%	0.00%
Brisbane Metropolitan	2,509	\$494,521,590.26	24.06%	22.89%
Gold Coast	634	\$126,519,190.53	6.08%	5.86%
Sunshine Coast	323	\$65,159,994.80	3.10%	3.02%
Queensland - Other	1,360	\$215,480,130.43	13.04%	9.97%
Sydney Metropolitan	2,026	\$524,668,842.51	19.43%	24.28%
N.S.W Other	784	\$156,498,804.88	7.52%	7.24%
Australian Capital Territory	197	\$42,982,688.96	1.89%	1.99%
Melbourne Metropolitan	947	\$215,913,530.19	9.08%	9.99%
Victoria - Other	167	\$27,268,154.00	1.60%	1.26%
Perth Metropolitan	904	\$192,339,575.74	8.67%	8.90%
W.A Other	74	\$14,435,539.35	0.71%	0.67%
Adelaide Metropolitan	312	\$50,400,809.53	2.99%	2.33%
S.A Other	44	\$7,014,001.35	0.42%	0.32%
Darwin Metropolitan	45	\$10,282,084.11	0.43%	0.48%
N.T Other	17	\$3,591,062.22	0.16%	0.17%
Hobart Metropolitan	54	\$9,978,324.53	0.52%	0.46%
Tasmania - Other	28	\$3,664,065.98	0.27%	0.17%
Total	10,427	\$2,160,752,689.11	100%	100%



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	632	\$195,317,524.08	6.06%	9.04%
Principal and Interest	9,795	\$1,965,435,165.03	93.94%	90.96%
Total	10,427	\$2,160,752,689.11	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	39	\$3,930,600.53	0.37%	0.18%
Home Improvement	132	\$24,224,731.16	1.27%	1.12%
Other	981	\$153,705,646.91	9.41%	7.11%
Residential - Detached House	7,922	\$1,674,492,089.54	75.98%	77.50%
Residential - Duplex	15	\$4,521,973.53	0.14%	0.21%
Residential - Established Apartment/Unit/Flat	1,042	\$232,149,496.23	9.99%	10.74%
Residential - New Apartment/Unit/Flat	296	\$67,728,151.21	2.84%	3.13%
Total	10,427	\$2,160,752,689.11	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
	0.400	<b>*</b> 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	<b>70.740</b> /	<b></b> 400/
No LMI	8,186	\$1,673,071,727.97	78.51%	77.43%
QBE	2,189	\$479,191,467.29	20.99%	22.18%
QBE LMI Pool Insurance	52	\$8,489,493.85	0.50%	0.39%
Total	10,427	\$2,160,752,689.11	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	1	-\$0.66	0.01%	0.00%
> 2021, up to and including 2026:	89	\$3,145,149.83	0.85%	0.15%
> 2026, up to and including 2031:	225	\$17,253,048.25	2.16%	0.80%
> 2031, up to and including 2036:	540	\$74,103,780.37	5.18%	3.43%
> 2036, up to and including 2041:	1,277	\$214,868,434.84	12.25%	9.94%
> 2041:	8,295	\$1,851,382,276.48	79.55%	85.68%
Total	10,427	\$2,160,752,689.11	100%	100%



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,025	\$566,315,641.23	19.42%	26.21%
Variable Rate	8,402	\$1,594,437,047.88	80.58%	73.79%
Total	10,427	\$2,160,752,689.11	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	3	\$104,772.22	0.15%	0.02%
2027	4	\$142,622.12	0.20%	0.03%
2028	3	\$482,422.68	0.15%	0.09%
2029	3	\$419,678.18	0.15%	0.07%
2030	3	\$184,529.65	0.15%	0.03%
2031	12	\$1,603,061.97	0.59%	0.28%
2032	10	\$3,173,031.24	0.49%	0.56%
2033	9	\$1,323,112.94	0.44%	0.23%
2034	13	\$2,111,707.87	0.64%	0.37%
2035	12	\$2,320,576.17	0.59%	0.41%
2036	16	\$3,310,529.70	0.79%	0.58%
2037	27	\$5,958,899.77	1.33%	1.05%
2038	24	\$4,658,695.88	1.19%	0.82%
2039	23	\$5,519,673.59	1.14%	0.97%
2040	34	\$6,126,318.93	1.68%	1.08%
2041	44	\$8,388,768.87	2.17%	1.48%
2042	104	\$24,671,447.50	5.14%	4.36%
2043	132	\$31,556,900.00	6.52%	5.57%
2044	102	\$26,278,209.69	5.04%	4.64%
2045	186	\$43,591,319.30	9.19%	7.70%
2046	195	\$51,376,312.75	9.63%	9.07%
2047	638	\$205,364,728.57	31.51%	36.26%
2048	351	\$112,073,369.18	17.33%	19.79%
2049	77	\$25,574,952.46	3.80%	4.52%
Total	2,025	\$566,315,641.23	100%	100%



Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	10,311	\$2,138,129,649.00	98.89%	98.95%
> 4.50%, up to and including 5.00%:	104	\$20,548,669.30	1.00%	0.95%
> 5.00%, up to and including 5.50%:	9	\$1,326,381.10	0.09%	0.06%
> 5.50%, up to and including 6.00%:	2	\$747,990.37	0.02%	0.03%
> 6.50%, up to and including 7.00%:	1	-\$0.66	0.01%	0.00%
Total	10,427	\$2,160,752,689.11	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,370	\$2,146,625,638.28	99.45%	99.35%
> 1 days, up to and including 31 days:	45	\$10,821,148.27	0.43%	0.50%
> 31 days, up to and including 61 days:	6	\$1,581,796.39	0.06%	0.07%
> 61 days, up to and including 90 days:	6	\$1,724,106.17	0.06%	0.08%
Total	10,427	\$2,160,752,689.11	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	137	\$33,353,357.13	1.31%	1.54%
Regulated Loans	10,290	\$2,127,399,331.98	98.69%	98.46%
Total	10,427	\$2,160,752,689.11	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	153	\$46,495,900.68	24.25%	23.81%
> 6 months, up to and including 12 months:	267	\$80,966,741.20	42.31%	41.45%
> 12 months, up to and including 24 months:	141	\$44,667,616.74	22.35%	22.87%
> 24 months, up to and including 36 months:	38	\$11,118,485.87	6.02%	5.69%
> 36 months, up to and including 48 months:	16	\$7,248,300.17	2.54%	3.71%
> 48 months, up to and including 60 months:	14	\$4,335,355.08	2.22%	2.22%
> 60 months:	2	\$485,125.00	0.32%	0.25%
Total	631	\$195,317,524.74	100%	100%



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	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Ratings: 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+	3.00%	BBSW_3M +
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	0.77% Soft_Bullet	Soft_Bullet	1.12% Soft_Bullet
Legal Maturity:	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023	24 Apr 2025

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