

Monthly Period	
Calculation Period Start Date:	01/09/2021
Calculation Period End Date:	30/09/2021
CBG Payment Date:	15/10/2021

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:	\$2,208,225,780.51
Number of Housing Loans:	10,565
Average Housing Loan Balance:	\$208,998.90
Maximum Housing Loan Balance:	\$1,857,102.64
Weighted Average Current Loan-to-Value Ratio:	59.85%
Highest Individual Current Loan-to-Value Ratio:	150.58%
Weighted Average Indexed Current Loan-to-Value Ratio:	51.33%
Percentage of Investment Property Loans:	23.33%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.03%
Weighted Average Seasoning (Months):	64
Weighted Average Remaining Term to Maturity (Months):	283
Maximum Remaining Term to Maturity (Months):	348

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:	\$2,063,627,619.82
(a) LTV Adjusted Principal Balance:	\$2,200,058,306.08
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,063,627,619.82
B. Loan Principal Receipts:	\$52,285,314.39
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,115,912,934.21
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	\$15,912,934.21
Guarantee Loan	\$2,244,087,065.79
Total Intercompany Loan	\$2,260,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$5,451,639.68
Principal Receipts for the month:	\$52,067,661.19

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	319	\$2,754,747.57	3.02%	0.12%
> 5%, up to and including 10%:	127	\$6,984,899.16	1.20%	0.32%
> 10%, up to and including 15%:	177	\$15,840,476.59	1.68%	0.72%
> 15%, up to and including 20%:	246	\$27,465,316.37	2.33%	1.24%
> 20%, up to and including 25%:	283	\$37,066,216.67	2.68%	1.68%
> 25%, up to and including 30%:	363	\$54,500,692.98	3.44%	2.47%
> 30%, up to and including 35%:	469	\$78,979,306.50	4.44%	3.58%
> 35%, up to and including 40%:	516	\$95,869,804.11	4.88%	4.34%
> 40%, up to and including 45%:	643	\$130,285,813.66	6.09%	5.90%
> 45%, up to and including 50%:	769	\$156,788,342.30	7.28%	7.10%
> 50%, up to and including 55%:	857	\$183,135,645.48	8.11%	8.29%
> 55%, up to and including 60%:	1,007	\$225,133,266.95	9.53%	10.20%
> 60%, up to and including 65%:	1,083	\$243,860,850.81	10.25%	11.04%
> 65%, up to and including 70%:	1,037	\$251,644,540.59	9.82%	11.40%
> 70%, up to and including 75%:	1,130	\$283,260,653.84	10.70%	12.83%
> 75%, up to and including 80%:	800	\$216,407,064.98	7.57%	9.80%
> 80%, up to and including 85%:	531	\$135,301,154.85	5.03%	6.13%
> 85%, up to and including 90%:	196	\$58,066,708.68	1.86%	2.63%
> 90%, up to and including 95%:	9	\$3,412,190.15	0.09%	0.15%
> 95%, up to and including 100%:	2	\$823,901.95	0.02%	0.04%
> 110%:	1	\$644,186.32	0.01%	0.03%
Total	10,565	\$2,208,225,780.51	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	418	\$4,679,291.11	3.96%	0.21%
> 5%, up to and including 10%:	198	\$15,204,686.21	1.87%	0.69%
> 10%, up to and including 15%:	287	\$31,249,494.97	2.72%	1.42%
> 15%, up to and including 20%:	391	\$55,669,627.97	3.70%	2.52%
> 20%, up to and including 25%:	500	\$83,742,377.42	4.73%	3.79%
> 25%, up to and including 30%:	621	\$114,843,971.42	5.88%	5.20%
> 30%, up to and including 35%:	784	\$161,217,797.46	7.42%	7.30%
> 35%, up to and including 40%:	872	\$176,783,030.70	8.25%	8.01%
> 40%, up to and including 45%:	853	\$195,277,565.27	8.07%	8.84%
> 45%, up to and including 50%:	940	\$203,667,880.16	8.90%	9.22%
> 50%, up to and including 55%:	898	\$213,737,647.60	8.50%	9.68%
> 55%, up to and including 60%:	934	\$224,841,727.57	8.84%	10.18%
> 60%, up to and including 65%:	791	\$204,038,891.57	7.49%	9.24%
> 65%, up to and including 70%:	741	\$184,195,144.43	7.01%	8.34%
> 70%, up to and including 75%:	573	\$145,964,112.33	5.42%	6.61%
> 75%, up to and including 80%:	373	\$94,286,427.85	3.53%	4.27%
> 80%, up to and including 85%:	199	\$52,863,522.73	1.88%	2.39%
> 85%, up to and including 90%:	97	\$23,729,981.87	0.92%	1.07%
> 90%, up to and including 95%:	42	\$10,565,835.88	0.40%	0.48%
> 95%, up to and including 100%:	21	\$4,595,972.62	0.20%	0.21%
> 100%, up to and including 105%:	11	\$2,688,398.69	0.10%	0.12%
> 105%, up to and including 110%:	2	\$703,184.37	0.02%	0.03%
> 110%:	19	\$3,679,210.31	0.18%	0.17%
Total	10,565	\$2,208,225,780.51	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	10,077	\$2,096,460,060.09	95.38%	94.94%
Unindexed Loans	488	\$111,765,720.42	4.62%	5.06%
Total	10,565	\$2,208,225,780.51	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,383	\$32,900,435.47	13.09%	1.49%
> A\$50,000, up to and including A\$100,000:	1,504	\$113,690,285.90	14.24%	5.15%
> A\$100,000, up to and including A\$150,000:	1,477	\$185,723,047.22	13.98%	8.41%
> A\$150,000, up to and including A\$200,000:	1,441	\$252,006,504.24	13.64%	11.41%
> A\$200,000, up to and including A\$250,000:	1,185	\$266,468,629.81	11.22%	12.07%
> A\$250,000, up to and including A\$300,000:	1,017	\$278,430,045.10	9.63%	12.61%
> A\$300,000, up to and including A\$350,000:	829	\$269,393,030.07	7.85%	12.20%
> A\$350,000, up to and including A\$400,000:	607	\$226,405,086.92	5.75%	10.25%
> A\$400,000, up to and including A\$450,000:	392	\$166,259,425.39	3.71%	7.53%
> A\$450,000, up to and including A\$500,000:	259	\$122,467,514.16	2.45%	5.55%
> A\$500,000, up to and including A\$550,000:	149	\$77,661,897.88	1.41%	3.52%
> A\$550,000, up to and including A\$600,000:	106	\$60,807,217.79	1.00%	2.75%
> A\$600,000, up to and including A\$650,000:	69	\$43,156,976.67	0.65%	1.95%
> A\$650,000, up to and including A\$700,000:	53	\$35,719,401.96	0.50%	1.62%
> A\$700,000, up to and including A\$750,000:	37	\$26,795,302.57	0.35%	1.21%
> A\$750,000, up to and including A\$800,000:	22	\$16,850,297.96	0.21%	0.76%
> A\$800,000, up to and including A\$850,000:	8	\$6,567,707.71	0.08%	0.30%
> A\$850,000, up to and including A\$900,000:	6	\$5,261,535.87	0.06%	0.24%
> A\$900,000, up to and including A\$950,000:	7	\$6,415,861.85	0.07%	0.29%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,741,416.23	0.09%	0.44%
> A\$1,000,000, up to and including A\$1,100,000:	1	\$1,092,011.02	0.01%	0.05%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,229,260.17	0.01%	0.06%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,325,785.91	0.01%	0.06%
> A\$1,500,000:	1	\$1,857,102.64	0.01%	0.08%
Total	10,565	\$2,208,225,780.51	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	1	\$79,118.12	0.01%	0.00%
> 12 months, up to and including 18 months:	2	\$493,754.89	0.02%	0.02%
> 18 months, up to and including 24 months:	10	\$5,652,479.97	0.09%	0.26%
> 24 months, up to and including 30 months:	79	\$20,820,416.29	0.75%	0.94%
> 30 months, up to and including 36 months:	591	\$139,154,960.85	5.59%	6.30%
> 36 months, up to and including 48 months:	1,967	\$482,687,881.55	18.62%	21.86%
> 48 months, up to and including 60 months:	2,632	\$614,373,649.72	24.91%	27.82%
> 60 months:	5,283	\$944,963,519.12	50.00%	42.79%
Total	10,565	\$2,208,225,780.51	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	177	\$38,119,572.97	1.68%	1.73%
New South Wales	2,881	\$703,431,140.43	27.27%	31.86%
Northern Territory	63	\$13,940,623.57	0.60%	0.63%
Queensland	4,878	\$920,272,288.55	46.17%	41.67%
South Australia	359	\$57,716,166.47	3.40%	2.61%
Tasmania	85	\$13,917,676.16	0.80%	0.63%
Victoria	1,135	\$250,747,987.51	10.74%	11.36%
Western Australia	987	\$210,080,324.85	9.34%	9.51%
Total	10,565	\$2,208,225,780.51	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,540	\$507,225,078.67	24.04%	22.97%
Gold Coast	645	\$129,231,528.29	6.11%	5.85%
Sunshine Coast	327	\$65,905,723.55	3.10%	2.98%
Queensland - Other	1,366	\$217,909,958.04	12.93%	9.87%
Sydney Metropolitan	2,057	\$536,069,145.30	19.47%	24.28%
N.S.W. - Other	800	\$161,789,137.06	7.57%	7.33%
Australian Capital Territory	201	\$43,692,431.04	1.90%	1.98%
Melbourne Metropolitan	968	\$223,264,668.24	9.16%	10.11%
Victoria - Other	167	\$27,483,319.27	1.58%	1.24%
Perth Metropolitan	911	\$195,173,331.93	8.62%	8.84%
W.A. - Other	76	\$14,906,992.92	0.72%	0.68%
Adelaide Metropolitan	315	\$50,685,762.68	2.98%	2.30%
S.A. - Other	44	\$7,030,403.79	0.42%	0.32%
Darwin Metropolitan	46	\$10,344,719.63	0.44%	0.47%
N.T. - Other	17	\$3,595,903.94	0.16%	0.16%
Hobart Metropolitan	57	\$10,236,739.56	0.54%	0.46%
Tasmania - Other	28	\$3,680,936.60	0.27%	0.17%
Total	10,565	\$2,208,225,780.51	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	665	\$205,657,479.86	6.29%	9.31%
Principal and Interest	9,900	\$2,002,568,300.65	93.71%	90.69%
Total	10,565	\$2,208,225,780.51	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	40	\$4,030,229.58	0.38%	0.18%
Home Improvement	131	\$23,930,031.20	1.24%	1.08%
Other	989	\$156,018,332.26	9.36%	7.07%
Residential - Detached House	8,025	\$1,712,161,830.42	75.96%	77.54%
Residential - Duplex	16	\$4,893,829.34	0.15%	0.22%
Residential - Established Apartment/Unit/Flat	1,067	\$238,979,132.71	10.10%	10.82%
Residential - New Apartment/Unit/Flat	297	\$68,212,395.00	2.81%	3.09%
Total	10,565	\$2,208,225,780.51	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,289	\$1,711,354,767.81	78.46%	77.50%
QBE	2,223	\$488,312,365.72	21.04%	22.11%
QBE LMI Pool Insurance	53	\$8,558,646.98	0.50%	0.39%
Total	10,565	\$2,208,225,780.51	100%	100%

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	\$3,237,482.26	0.84%	0.15%
> 2026, up to and including 2031:	227	\$17,680,916.26	2.15%	0.80%
> 2031, up to and including 2036:	548	\$75,979,733.38	5.19%	3.44%
> 2036, up to and including 2041:	1,281	\$217,321,685.08	12.12%	9.84%
> 2041:	8,418	\$1,894,005,964.19	79.68%	85.77%
Total	10,565	\$2,208,225,780.51	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,079	\$584,960,279.79	19.68%	26.49%
Variable Rate	8,486	\$1,623,265,500.72	80.32%	73.51%
Total	10,565	\$2,208,225,780.51	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	3	\$107,372.44	0.14%	0.02%
2027	4	\$143,992.42	0.19%	0.02%
2028	4	\$567,835.37	0.19%	0.10%
2029	3	\$424,503.88	0.14%	0.07%
2030	3	\$187,102.18	0.14%	0.03%
2031	10	\$1,375,815.57	0.48%	0.24%
2032	10	\$3,181,310.59	0.48%	0.54%
2033	9	\$1,332,339.69	0.43%	0.23%
2034	13	\$2,095,875.13	0.63%	0.36%
2035	13	\$2,561,034.81	0.63%	0.44%
2036	17	\$3,376,808.36	0.82%	0.58%
2037	28	\$6,114,017.90	1.35%	1.05%
2038	26	\$4,946,806.89	1.25%	0.85%
2039	23	\$5,547,625.61	1.11%	0.95%
2040	36	\$6,382,881.69	1.73%	1.09%
2041	45	\$8,673,921.61	2.16%	1.48%
2042	102	\$24,117,200.04	4.91%	4.12%
2043	132	\$31,855,106.85	6.35%	5.45%
2044	105	\$27,049,724.26	5.05%	4.62%
2045	201	\$48,160,784.58	9.67%	8.23%
2046	196	\$52,334,338.32	9.43%	8.95%
2047	635	\$205,627,362.82	30.54%	35.15%
2048	382	\$122,686,690.97	18.37%	20.97%
2049	79	\$26,109,827.81	3.80%	4.46%
Total	2,079	\$584,960,279.79	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	10,453	\$2,185,755,006.34	98.94%	98.98%
> 4.50%, up to and including 5.00%:	102	\$20,825,132.44	0.97%	0.94%
> 5.00%, up to and including 5.50%:	7	\$897,634.16	0.07%	0.04%
> 5.50%, up to and including 6.00%:	2	\$748,008.23	0.02%	0.03%
> 6.50%, up to and including 7.00%:	1	-\$0.66	0.01%	0.00%
Total	10,565	\$2,208,225,780.51	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,519	\$2,196,218,330.62	99.56%	99.46%
> 1 days, up to and including 31 days:	32	\$8,250,966.20	0.30%	0.37%
> 31 days, up to and including 61 days:	9	\$2,375,535.12	0.09%	0.11%
> 61 days, up to and including 90 days:	5	\$1,380,948.57	0.05%	0.06%
Total	10,565	\$2,208,225,780.51	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	137	\$33,222,129.37	1.30%	1.50%
Regulated Loans	10,428	\$2,175,003,651.14	98.70%	98.50%
Total	10,565	\$2,208,225,780.51	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	174	\$52,094,480.13	26.20%	25.33%
> 6 months, up to and including 12 months:	243	\$73,851,409.79	36.60%	35.91%
> 12 months, up to and including 24 months:	173	\$56,258,199.60	26.05%	27.36%
> 24 months, up to and including 36 months:	47	\$13,300,285.97	7.08%	6.47%
> 36 months, up to and including 48 months:	14	\$6,085,843.67	2.11%	2.96%
> 48 months, up to and including 60 months:	11	\$3,582,356.28	1.66%	1.74%
> 60 months:	2	\$484,905.08	0.30%	0.24%
Total	664	\$205,657,480.52	100%	100%

Covered Bond Programme
Investor Report as at 30 September 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

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