

Monthly Period	
Calculation Period Start Date:	01/10/2022
Calculation Period End Date:	31/10/2022
CBG Payment Date:	15/11/2022

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:	\$2,984,619,044.53
Number of Housing Loans:	13,981
Average Housing Loan Balance:	\$213,469.58
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.48%
Highest Individual Current Loan-to-Value Ratio:	94.80%
Weighted Average Indexed Current Loan-to-Value Ratio:	47.70%
Percentage of Investment Property Loans:	23.54%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.63%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	275
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:	\$2,760,238,370.06
(a) LTV Adjusted Principal Balance:	\$2,974,489,572.72
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,760,238,370.06
B. Loan Principal Receipts:	\$145,954,808.94
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,906,193,179.00
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,850,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	92.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	109.84%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	108.11%

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

Funding Summary	
Demand Loan	\$56,193,179.00
Guarantee Loan	\$3,073,806,821.00
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$9,864,131.02
Principal Receipts for the month:	\$73,176,692.28

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$201,720.29	0.01%	0.01%
Up to and including 5%:	487	\$4,007,582.29	3.48%	0.13%
> 5%, up to and including 10%:	285	\$14,037,566.70	2.04%	0.47%
> 10%, up to and including 15%:	319	\$25,531,799.43	2.28%	0.86%
> 15%, up to and including 20%:	370	\$43,071,300.91	2.65%	1.44%
> 20%, up to and including 25%:	476	\$60,996,624.71	3.40%	2.04%
> 25%, up to and including 30%:	552	\$88,125,889.99	3.95%	2.95%
> 30%, up to and including 35%:	661	\$115,823,029.60	4.73%	3.88%
> 35%, up to and including 40%:	798	\$157,191,584.84	5.71%	5.27%
> 40%, up to and including 45%:	990	\$205,878,387.90	7.08%	6.90%
> 45%, up to and including 50%:	1,134	\$238,495,130.82	8.11%	7.99%
> 50%, up to and including 55%:	1,213	\$273,534,001.90	8.68%	9.16%
> 55%, up to and including 60%:	1,320	\$316,416,976.45	9.44%	10.60%
> 60%, up to and including 65%:	1,351	\$335,797,824.12	9.66%	11.25%
> 65%, up to and including 70%:	1,489	\$375,377,751.04	10.65%	12.58%
> 70%, up to and including 75%:	1,052	\$285,189,133.45	7.52%	9.56%
> 75%, up to and including 80%:	886	\$251,883,268.10	6.34%	8.44%
> 80%, up to and including 85%:	400	\$121,424,872.74	2.86%	4.07%
> 85%, up to and including 90%:	191	\$68,903,110.69	1.37%	2.31%
> 90%, up to and including 95%:	6	\$2,731,488.56	0.04%	0.09%
Total	13,981	\$2,984,619,044.53	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$201,720.29	0.01%	0.01%
Up to and including 5%:	730	\$9,876,574.21	5.22%	0.33%
> 5%, up to and including 10%:	425	\$30,449,484.49	3.04%	1.02%
> 10%, up to and including 15%:	512	\$56,685,277.02	3.66%	1.90%
> 15%, up to and including 20%:	659	\$93,850,521.33	4.71%	3.14%
> 20%, up to and including 25%:	835	\$143,493,669.55	5.97%	4.81%
> 25%, up to and including 30%:	1,031	\$202,361,657.92	7.37%	6.78%
> 30%, up to and including 35%:	1,179	\$236,559,496.50	8.43%	7.93%
> 35%, up to and including 40%:	1,386	\$322,613,705.27	9.91%	10.81%
> 40%, up to and including 45%:	1,283	\$305,898,430.62	9.18%	10.25%
> 45%, up to and including 50%:	1,256	\$303,610,009.21	8.98%	10.17%
> 50%, up to and including 55%:	1,048	\$274,140,534.84	7.50%	9.19%
> 55%, up to and including 60%:	1,022	\$269,994,897.38	7.31%	9.05%
> 60%, up to and including 65%:	830	\$219,470,359.08	5.94%	7.35%
> 65%, up to and including 70%:	662	\$172,611,441.39	4.73%	5.78%
> 70%, up to and including 75%:	468	\$136,827,764.40	3.35%	4.58%
> 75%, up to and including 80%:	284	\$87,210,854.49	2.03%	2.92%
> 80%, up to and including 85%:	178	\$57,636,913.06	1.27%	1.93%
> 85%, up to and including 90%:	104	\$35,515,993.53	0.74%	1.19%
> 90%, up to and including 95%:	46	\$14,255,437.08	0.33%	0.48%
> 95%, up to and including 100%:	21	\$5,646,851.73	0.15%	0.19%
> 100%, up to and including 105%:	8	\$2,455,778.37	0.06%	0.08%
> 105%, up to and including 110%:	4	\$1,267,144.30	0.03%	0.04%
> 110%:	9	\$1,984,528.47	0.06%	0.07%
Total	13,981	\$2,984,619,044.53	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	\$201,720.29	0.01%	0.01%
Indexed Loans	13,264	\$2,826,922,222.44	94.87%	94.72%
Unindexed Loans	716	\$157,495,101.80	5.12%	5.28%
Total	13,981	\$2,984,619,044.53	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,008	\$45,439,147.16	14.36%	1.52%
> A\$50,000, up to and including A\$100,000:	2,016	\$151,803,438.57	14.42%	5.09%
> A\$100,000, up to and including A\$150,000:	1,847	\$231,816,135.94	13.21%	7.77%
> A\$150,000, up to and including A\$200,000:	1,828	\$319,641,322.64	13.07%	10.71%
> A\$200,000, up to and including A\$250,000:	1,518	\$341,584,298.95	10.86%	11.44%
> A\$250,000, up to and including A\$300,000:	1,233	\$338,379,773.00	8.82%	11.34%
> A\$300,000, up to and including A\$350,000:	1,050	\$340,669,243.15	7.51%	11.41%
> A\$350,000, up to and including A\$400,000:	710	\$264,466,614.09	5.08%	8.86%
> A\$400,000, up to and including A\$450,000:	540	\$228,809,645.00	3.86%	7.67%
> A\$450,000, up to and including A\$500,000:	383	\$181,422,797.37	2.74%	6.08%
> A\$500,000, up to and including A\$550,000:	239	\$125,308,652.68	1.71%	4.20%
> A\$550,000, up to and including A\$600,000:	185	\$106,074,777.16	1.32%	3.55%
> A\$600,000, up to and including A\$650,000:	129	\$80,458,788.91	0.92%	2.70%
> A\$650,000, up to and including A\$700,000:	86	\$57,970,793.83	0.62%	1.94%
> A\$700,000, up to and including A\$750,000:	68	\$49,031,006.61	0.49%	1.64%
> A\$750,000, up to and including A\$800,000:	52	\$40,183,268.48	0.37%	1.35%
> A\$800,000, up to and including A\$850,000:	28	\$23,013,412.67	0.20%	0.77%
> A\$850,000, up to and including A\$900,000:	24	\$20,927,668.44	0.17%	0.70%
> A\$900,000, up to and including A\$950,000:	21	\$19,426,558.15	0.15%	0.65%
> A\$950,000, up to and including A\$1,000,000:	11	\$10,719,893.62	0.08%	0.36%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,582,087.09	0.01%	0.09%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,492,856.08	0.01%	0.05%
> A\$1,500,000:	2	\$3,396,864.94	0.01%	0.11%
Total	13,981	\$2,984,619,044.53	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	538	\$144,613,026.13	3.85%	4.85%
> 18 months, up to and including 24 months:	323	\$95,742,587.73	2.31%	3.21%
> 24 months, up to and including 30 months:	353	\$106,453,690.81	2.52%	3.57%
> 30 months, up to and including 36 months:	290	\$91,504,975.27	2.07%	3.07%
> 36 months, up to and including 48 months:	926	\$249,863,785.51	6.62%	8.37%
> 48 months, up to and including 60 months:	1,905	\$463,535,191.09	13.63%	15.53%
> 60 months:	9,646	\$1,832,905,787.99	68.99%	61.41%
Total	13,981	\$2,984,619,044.53	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$201,720.29	0.01%	0.01%
Australian Capital Territory	281	\$62,435,316.97	2.01%	2.09%
New South Wales	3,840	\$974,936,452.54	27.47%	32.67%
Northern Territory	64	\$13,866,565.95	0.46%	0.46%
Queensland	6,610	\$1,263,253,699.38	47.28%	42.33%
South Australia	348	\$56,260,952.37	2.49%	1.89%
Tasmania	110	\$20,106,868.61	0.79%	0.67%
Victoria	1,550	\$359,904,981.88	11.09%	12.06%
Western Australia	1,177	\$233,652,486.54	8.42%	7.83%
Total	13,981	\$2,984,619,044.53	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$201,720.29	0.01%	0.01%
Brisbane Metropolitan	3,474	\$709,049,302.93	24.85%	23.76%
Gold Coast	939	\$191,516,322.65	6.72%	6.42%
Sunshine Coast	483	\$101,224,314.14	3.45%	3.39%
Queensland - Other	1,714	\$261,463,759.66	12.26%	8.76%
Sydney Metropolitan	2,796	\$764,166,273.08	20.00%	25.60%
N.S.W. - Other	1,012	\$202,900,684.90	7.24%	6.80%
Australian Capital Territory	313	\$70,304,811.53	2.24%	2.36%
Melbourne Metropolitan	1,299	\$313,442,346.78	9.29%	10.50%
Victoria - Other	251	\$46,462,635.10	1.80%	1.56%
Perth Metropolitan	1,096	\$218,000,386.33	7.84%	7.30%
W.A. - Other	81	\$15,652,100.21	0.58%	0.52%
Adelaide Metropolitan	297	\$48,091,394.87	2.12%	1.61%
S.A. - Other	51	\$8,169,557.50	0.36%	0.27%
Darwin Metropolitan	50	\$11,209,650.87	0.36%	0.38%
N.T. - Other	14	\$2,656,915.08	0.10%	0.09%
Hobart Metropolitan	78	\$15,501,533.00	0.56%	0.52%
Tasmania - Other	32	\$4,605,335.61	0.23%	0.15%
Total	13,981	\$2,984,619,044.53	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	533	\$193,389,981.65	3.81%	6.48%
Principal and Interest	13,448	\$2,791,229,062.88	96.19%	93.52%
Total	13,981	\$2,984,619,044.53	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	169	\$15,919,330.95	1.21%	0.53%
Home Improvement	835	\$193,826,914.21	5.97%	6.49%
Other	1,807	\$332,891,538.45	12.92%	11.15%
Residential - Detached House	8,253	\$1,760,338,951.28	59.03%	58.98%
Residential - Duplex	17	\$5,513,960.99	0.12%	0.18%
Residential - Established Apartment/Unit/Flat	2,635	\$609,181,274.05	18.85%	20.41%
Residential - New Apartment/Unit/Flat	265	\$66,947,074.60	1.90%	2.24%
Total	13,981	\$2,984,619,044.53	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,830	\$2,280,130,682.87	77.46%	76.40%
QBE	3,015	\$685,063,187.99	21.56%	22.95%
QBE LMI Pool Insurance	136	\$19,425,173.67	0.97%	0.65%
Total	13,981	\$2,984,619,044.53	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	103	\$4,407,459.51	0.74%	0.15%
> 2026, up to and including 2031:	465	\$30,295,331.50	3.33%	1.02%
> 2031, up to and including 2036:	896	\$112,906,490.79	6.41%	3.78%
> 2036, up to and including 2041:	1,681	\$288,545,759.14	12.02%	9.67%
> 2041:	10,836	\$2,548,464,003.59	77.51%	85.39%
Total	13,981	\$2,984,619,044.53	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,334	\$672,639,504.51	16.69%	22.54%
Variable Rate	11,647	\$2,311,979,540.02	83.31%	77.46%
Total	13,981	\$2,984,619,044.53	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	4	\$567,684.34	0.17%	0.08%
2027	1	\$16,799.41	0.04%	0.00%
2028	3	\$241,931.10	0.13%	0.04%
2029	5	\$435,831.39	0.21%	0.06%
2030	5	\$394,230.60	0.21%	0.06%
2031	11	\$1,138,785.69	0.47%	0.17%
2032	12	\$3,048,138.59	0.51%	0.45%
2033	16	\$2,036,788.55	0.69%	0.30%
2034	13	\$1,402,364.11	0.56%	0.21%
2035	23	\$3,655,333.80	0.99%	0.54%
2036	22	\$3,169,692.75	0.94%	0.47%
2037	28	\$5,209,744.46	1.20%	0.77%
2038	22	\$4,666,634.60	0.94%	0.69%
2039	39	\$8,576,219.51	1.67%	1.28%
2040	43	\$9,474,183.58	1.84%	1.41%
2041	60	\$12,945,331.20	2.57%	1.92%
2042	93	\$21,162,903.53	3.98%	3.15%
2043	127	\$29,566,660.20	5.44%	4.40%
2044	111	\$28,136,616.73	4.76%	4.18%
2045	264	\$62,723,465.14	11.31%	9.32%
2046	223	\$58,817,496.65	9.55%	8.74%
2047	391	\$122,314,036.94	16.75%	18.18%
2048	371	\$122,097,517.51	15.90%	18.15%
2049	97	\$35,609,980.07	4.16%	5.29%
2050	87	\$33,946,074.54	3.73%	5.05%
2051	263	\$101,285,059.52	11.27%	15.06%
Total	2,334	\$672,639,504.51	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,455	\$711,749,458.68	17.56%	23.85%
> 4.50%, up to and including 5.00%:	3,713	\$850,379,985.93	26.56%	28.49%
> 5.00%, up to and including 5.50%:	4,502	\$879,127,017.22	32.20%	29.46%
> 5.50%, up to and including 6.00%:	2,019	\$354,851,744.94	14.44%	11.89%
> 6.00%, up to and including 6.50%:	790	\$125,243,326.21	5.65%	4.20%
> 6.50%, up to and including 7.00%:	426	\$54,079,321.27	3.05%	1.81%
> 7.00%, up to and including 7.50%:	68	\$7,435,834.62	0.49%	0.25%
> 7.50%, up to and including 8.00%:	8	\$1,752,355.66	0.06%	0.06%
Total	13,981	\$2,984,619,044.53	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,895	\$2,959,998,706.35	99.38%	99.18%
> 1 days, up to and including 31 days:	71	\$19,700,293.87	0.51%	0.66%
> 31 days, up to and including 61 days:	7	\$2,111,623.53	0.05%	0.07%
> 61 days, up to and including 90 days:	7	\$2,412,628.05	0.05%	0.08%
> 90 days:	1	\$395,792.73	0.01%	0.01%
Total	13,981	\$2,984,619,044.53	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	140	\$37,663,284.18	1.00%	1.26%
Regulated Loans	13,841	\$2,946,955,760.35	99.00%	98.74%
Total	13,981	\$2,984,619,044.53	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	104	\$36,081,388.65	19.51%	18.66%
> 6 months, up to and including 12 months:	76	\$28,650,093.76	14.26%	14.81%
> 12 months, up to and including 24 months:	132	\$50,430,607.64	24.77%	26.08%
> 24 months, up to and including 36 months:	83	\$31,936,558.83	15.57%	16.51%
> 36 months, up to and including 48 months:	69	\$23,091,459.45	12.95%	11.94%
> 48 months, up to and including 60 months:	66	\$22,112,121.00	12.38%	11.43%
> 60 months:	3	\$1,087,752.32	0.56%	0.56%
Total	533	\$193,389,981.65	100%	100%

Covered Bond Programme
Investor Report as at 31 October 2022

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1	2022-1	2022-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880	AU3FN0072617	AU3CB0293157
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020	17 Oct 2022	17 Oct 2022
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	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	\$550,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly	Quarterly	Semi-Annual
Coupon Rate:	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%
NoteType:	Soft_Bullet	Soft_Bullet	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	17 Oct 2025	17 Oct 2025

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