

Monthly Period	
Calculation Period Start Date:	01/09/2022
Calculation Period End Date:	30/09/2022
CBG Payment Date:	17/10/2022

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:	\$3,057,798,045.03
Number of Housing Loans:	14,267
Average Housing Loan Balance:	\$214,319.40
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.67%
Highest Individual Current Loan-to-Value Ratio:	94.95%
Weighted Average Indexed Current Loan-to-Value Ratio:	47.24%
Percentage of Investment Property Loans:	23.54%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.45%
Weighted Average Seasoning (Months):	69
Weighted Average Remaining Term to Maturity (Months):	276
Maximum Remaining Term to Maturity (Months):	349

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:	\$2,828,480,425.42
(a) LTV Adjusted Principal Balance:	\$3,049,204,882.59
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,828,480,425.42
B. Loan Principal Receipts:	\$72,778,116.66
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,901,258,542.08
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	92.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	149.08%
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	\$801,258,542.08
Guarantee Loan	\$2,328,741,457.92
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$7,344,837.14
Principal Receipts for the month:	\$72,202,973.95

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	481	\$3,972,650.66	3.37%	0.13%
> 5%, up to and including 10%:	278	\$13,756,975.35	1.95%	0.45%
> 10%, up to and including 15%:	328	\$26,650,818.74	2.30%	0.87%
> 15%, up to and including 20%:	364	\$41,199,638.37	2.55%	1.35%
> 20%, up to and including 25%:	454	\$59,969,100.40	3.18%	1.96%
> 25%, up to and including 30%:	575	\$91,512,314.78	4.03%	2.99%
> 30%, up to and including 35%:	679	\$119,403,409.04	4.76%	3.90%
> 35%, up to and including 40%:	807	\$157,776,390.02	5.66%	5.16%
> 40%, up to and including 45%:	1,008	\$209,784,420.37	7.07%	6.86%
> 45%, up to and including 50%:	1,132	\$241,355,463.74	7.93%	7.89%
> 50%, up to and including 55%:	1,245	\$280,865,208.01	8.73%	9.19%
> 55%, up to and including 60%:	1,331	\$316,465,504.58	9.33%	10.35%
> 60%, up to and including 65%:	1,391	\$344,841,945.09	9.75%	11.28%
> 65%, up to and including 70%:	1,552	\$393,052,563.77	10.88%	12.85%
> 70%, up to and including 75%:	1,080	\$290,769,095.53	7.57%	9.51%
> 75%, up to and including 80%:	936	\$262,968,607.15	6.56%	8.60%
> 80%, up to and including 85%:	414	\$126,217,465.24	2.90%	4.13%
> 85%, up to and including 90%:	206	\$74,503,987.83	1.44%	2.44%
> 90%, up to and including 95%:	6	\$2,732,486.36	0.04%	0.09%
Total	14,267	\$3,057,798,045.03	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	727	\$9,983,633.18	5.10%	0.33%
> 5%, up to and including 10%:	419	\$31,076,352.05	2.94%	1.02%
> 10%, up to and including 15%:	534	\$59,277,834.93	3.74%	1.94%
> 15%, up to and including 20%:	682	\$98,140,719.49	4.78%	3.21%
> 20%, up to and including 25%:	864	\$155,136,627.97	6.06%	5.07%
> 25%, up to and including 30%:	1,073	\$211,535,882.81	7.52%	6.92%
> 30%, up to and including 35%:	1,267	\$260,256,893.39	8.88%	8.51%
> 35%, up to and including 40%:	1,396	\$323,938,890.45	9.78%	10.59%
> 40%, up to and including 45%:	1,316	\$315,051,440.08	9.22%	10.30%
> 45%, up to and including 50%:	1,277	\$314,635,662.35	8.95%	10.29%
> 50%, up to and including 55%:	1,088	\$280,499,297.90	7.63%	9.17%
> 55%, up to and including 60%:	1,041	\$272,393,265.02	7.30%	8.91%
> 60%, up to and including 65%:	842	\$222,758,680.95	5.90%	7.28%
> 65%, up to and including 70%:	654	\$174,427,955.84	4.58%	5.70%
> 70%, up to and including 75%:	473	\$140,350,954.32	3.32%	4.59%
> 75%, up to and including 80%:	287	\$84,049,119.08	2.01%	2.75%
> 80%, up to and including 85%:	148	\$46,225,047.64	1.04%	1.51%
> 85%, up to and including 90%:	107	\$36,331,566.76	0.75%	1.19%
> 90%, up to and including 95%:	36	\$11,371,689.17	0.25%	0.37%
> 95%, up to and including 100%:	17	\$4,763,187.34	0.12%	0.16%
> 100%, up to and including 105%:	6	\$2,487,903.86	0.04%	0.08%
> 105%, up to and including 110%:	7	\$1,775,065.13	0.05%	0.06%
> 110%:	6	\$1,330,375.32	0.04%	0.04%
Total	14,267	\$3,057,798,045.03	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	13,547	\$2,899,020,270.03	94.95%	94.81%
Unindexed Loans	720	\$158,777,775.00	5.05%	5.19%
Total	14,267	\$3,057,798,045.03	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,022	\$46,692,168.50	14.17%	1.53%
> A\$50,000, up to and including A\$100,000:	2,050	\$154,242,428.45	14.37%	5.04%
> A\$100,000, up to and including A\$150,000:	1,885	\$236,702,009.91	13.21%	7.74%
> A\$150,000, up to and including A\$200,000:	1,852	\$324,190,917.68	12.98%	10.60%
> A\$200,000, up to and including A\$250,000:	1,569	\$353,198,243.61	11.00%	11.55%
> A\$250,000, up to and including A\$300,000:	1,265	\$346,839,810.49	8.87%	11.34%
> A\$300,000, up to and including A\$350,000:	1,075	\$348,658,513.58	7.53%	11.40%
> A\$350,000, up to and including A\$400,000:	739	\$275,285,635.58	5.18%	9.00%
> A\$400,000, up to and including A\$450,000:	546	\$231,414,442.64	3.83%	7.57%
> A\$450,000, up to and including A\$500,000:	396	\$187,482,777.58	2.78%	6.13%
> A\$500,000, up to and including A\$550,000:	252	\$132,189,984.32	1.77%	4.32%
> A\$550,000, up to and including A\$600,000:	187	\$107,458,596.98	1.31%	3.51%
> A\$600,000, up to and including A\$650,000:	125	\$77,972,177.39	0.88%	2.55%
> A\$650,000, up to and including A\$700,000:	91	\$61,397,913.57	0.64%	2.01%
> A\$700,000, up to and including A\$750,000:	70	\$50,500,331.08	0.49%	1.65%
> A\$750,000, up to and including A\$800,000:	54	\$41,815,528.64	0.38%	1.37%
> A\$800,000, up to and including A\$850,000:	29	\$23,883,334.71	0.20%	0.78%
> A\$850,000, up to and including A\$900,000:	22	\$19,256,483.38	0.15%	0.63%
> A\$900,000, up to and including A\$950,000:	21	\$19,449,635.24	0.15%	0.64%
> A\$950,000, up to and including A\$1,000,000:	12	\$11,687,531.06	0.08%	0.38%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,584,702.67	0.01%	0.08%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,495,193.06	0.01%	0.05%
> A\$1,500,000:	2	\$3,399,684.91	0.01%	0.11%
Total	14,267	\$3,057,798,045.03	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	72	\$19,903,505.86	0.50%	0.65%
> 12 months, up to and including 18 months:	553	\$149,012,140.34	3.88%	4.87%
> 18 months, up to and including 24 months:	297	\$89,205,101.13	2.08%	2.92%
> 24 months, up to and including 30 months:	376	\$112,692,257.04	2.64%	3.69%
> 30 months, up to and including 36 months:	292	\$92,621,076.21	2.05%	3.03%
> 36 months, up to and including 48 months:	1,052	\$277,700,381.60	7.37%	9.08%
> 48 months, up to and including 60 months:	2,113	\$517,999,178.59	14.81%	16.94%
> 60 months:	9,512	\$1,798,664,404.26	66.67%	58.82%
Total	14,267	\$3,057,798,045.03	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	293	\$65,389,136.20	2.05%	2.14%
New South Wales	3,922	\$997,016,891.75	27.49%	32.61%
Northern Territory	67	\$14,388,592.04	0.47%	0.47%
Queensland	6,720	\$1,293,669,373.98	47.10%	42.31%
South Australia	355	\$58,046,956.11	2.49%	1.90%
Tasmania	113	\$20,321,138.27	0.79%	0.66%
Victoria	1,595	\$368,412,634.84	11.18%	12.05%
Western Australia	1,202	\$240,553,321.84	8.43%	7.87%
Total	14,267	\$3,057,798,045.03	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,537	\$727,690,921.82	24.79%	23.80%
Gold Coast	951	\$194,563,869.72	6.67%	6.36%
Sunshine Coast	490	\$103,888,915.39	3.43%	3.40%
Queensland - Other	1,742	\$267,525,667.05	12.21%	8.75%
Sydney Metropolitan	2,860	\$781,450,321.61	20.05%	25.56%
N.S.W. - Other	1,028	\$207,053,231.22	7.21%	6.77%
Australian Capital Territory	327	\$73,902,475.12	2.29%	2.42%
Melbourne Metropolitan	1,332	\$319,250,441.25	9.34%	10.44%
Victoria - Other	263	\$49,162,193.59	1.84%	1.61%
Perth Metropolitan	1,119	\$224,497,957.46	7.84%	7.34%
W.A. - Other	83	\$16,055,364.38	0.58%	0.53%
Adelaide Metropolitan	303	\$49,605,673.30	2.12%	1.62%
S.A. - Other	52	\$8,441,282.81	0.36%	0.28%
Darwin Metropolitan	51	\$11,242,132.62	0.36%	0.37%
N.T. - Other	16	\$3,146,459.42	0.11%	0.10%
Hobart Metropolitan	81	\$15,738,110.73	0.57%	0.51%
Tasmania - Other	32	\$4,583,027.54	0.22%	0.15%
Total	14,267	\$3,057,798,045.03	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	567	\$203,359,461.10	3.97%	6.65%
Principal and Interest	13,700	\$2,854,438,583.93	96.03%	93.35%
Total	14,267	\$3,057,798,045.03	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	171	\$16,087,608.75	1.20%	0.53%
Home Improvement	840	\$195,379,984.75	5.89%	6.39%
Other	1,843	\$340,256,536.68	12.92%	11.13%
Residential - Detached House	8,444	\$1,811,116,071.82	59.19%	59.23%
Residential - Duplex	17	\$5,533,181.31	0.12%	0.18%
Residential - Established Apartment/Unit/Flat	2,679	\$620,054,709.02	18.78%	20.28%
Residential - New Apartment/Unit/Flat	273	\$69,369,952.70	1.91%	2.27%
Total	14,267	\$3,057,798,045.03	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	11,048	\$2,335,860,754.39	77.44%	76.39%
QBE	3,080	\$701,971,869.50	21.59%	22.96%
QBE LMI Pool Insurance	139	\$19,965,421.14	0.97%	0.65%
Total	14,267	\$3,057,798,045.03	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	105	\$4,501,258.26	0.74%	0.15%
> 2026, up to and including 2031:	475	\$31,725,279.61	3.33%	1.04%
> 2031, up to and including 2036:	911	\$116,005,632.31	6.39%	3.79%
> 2036, up to and including 2041:	1,701	\$293,632,225.83	11.92%	9.60%
> 2041:	11,075	\$2,611,933,649.02	77.63%	85.42%
Total	14,267	\$3,057,798,045.03	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,432	\$707,149,979.54	17.05%	23.13%
Variable Rate	11,835	\$2,350,648,065.49	82.95%	76.87%
Total	14,267	\$3,057,798,045.03	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	4	\$569,096.03	0.16%	0.08%
2027	1	\$17,083.56	0.04%	0.00%
2028	4	\$273,629.62	0.16%	0.04%
2029	5	\$441,992.02	0.21%	0.06%
2030	5	\$398,609.77	0.21%	0.06%
2031	12	\$1,384,285.82	0.49%	0.20%
2032	13	\$3,290,391.32	0.53%	0.47%
2033	16	\$2,139,421.12	0.66%	0.30%
2034	15	\$2,087,899.82	0.62%	0.30%
2035	23	\$3,679,114.20	0.95%	0.52%
2036	23	\$4,129,821.17	0.95%	0.58%
2037	25	\$5,079,631.02	1.03%	0.72%
2038	24	\$4,865,177.22	0.99%	0.69%
2039	39	\$8,614,431.56	1.60%	1.22%
2040	43	\$9,517,918.42	1.77%	1.35%
2041	60	\$12,998,985.38	2.47%	1.84%
2042	97	\$23,047,457.73	3.99%	3.26%
2043	138	\$32,112,770.44	5.67%	4.54%
2044	113	\$28,795,537.66	4.65%	4.07%
2045	274	\$64,887,407.91	11.27%	9.18%
2046	228	\$60,132,746.49	9.38%	8.50%
2047	434	\$137,058,657.85	17.85%	19.38%
2048	377	\$124,111,693.87	15.50%	17.55%
2049	103	\$38,456,764.19	4.24%	5.44%
2050	92	\$36,816,881.33	3.78%	5.21%
2051	264	\$102,242,574.02	10.86%	14.46%
Total	2,432	\$707,149,979.54	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	3,597	\$1,009,396,688.46	25.21%	33.01%
> 4.50%, up to and including 5.00%:	5,198	\$1,083,281,961.17	36.43%	35.43%
> 5.00%, up to and including 5.50%:	3,258	\$616,472,164.76	22.84%	20.16%
> 5.50%, up to and including 6.00%:	1,392	\$228,983,274.21	9.76%	7.49%
> 6.00%, up to and including 6.50%:	478	\$79,388,836.98	3.35%	2.60%
> 6.50%, up to and including 7.00%:	294	\$35,243,472.94	2.06%	1.15%
> 7.00%, up to and including 7.50%:	44	\$3,612,926.88	0.31%	0.12%
> 7.50%, up to and including 8.00%:	6	\$1,418,719.63	0.04%	0.05%
Total	14,267	\$3,057,798,045.03	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,199	\$3,036,479,921.40	99.52%	99.30%
> 1 days, up to and including 31 days:	54	\$17,034,189.08	0.38%	0.56%
> 31 days, up to and including 61 days:	11	\$3,246,187.57	0.08%	0.11%
> 61 days, up to and including 90 days:	3	\$1,037,746.98	0.02%	0.03%
Total	14,267	\$3,057,798,045.03	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	142	\$38,614,009.36	1.00%	1.26%
Regulated Loans	14,125	\$3,019,184,035.67	99.00%	98.74%
Total	14,267	\$3,057,798,045.03	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	136	\$46,563,914.29	23.99%	22.90%
> 6 months, up to and including 12 months:	71	\$25,820,197.35	12.52%	12.70%
> 12 months, up to and including 24 months:	135	\$50,563,288.57	23.81%	24.86%
> 24 months, up to and including 36 months:	86	\$32,704,420.83	15.17%	16.08%
> 36 months, up to and including 48 months:	69	\$23,018,215.66	12.17%	11.32%
> 48 months, up to and including 60 months:	70	\$24,689,424.40	12.35%	12.14%
Total	567	\$203,359,461.10	100%	100%

Covered Bond Programme
Investor Report as at 30 September 2022

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:	Lisa Rawlings	Christian Graham
Phone:	+61 7 3362 4069	+61 7 3362 4032
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 456 969 527	+61 467 719 545
Email:	lisa.rawlings@suncorp.com.au	christian.graham@suncorp.com.au

Website: <https://www.suncorp.com.au/about-us/investors/covered-bonds.html>