

Monthly Period	
Calculation Period Start Date:	01/10/2023
Calculation Period End Date:	31/10/2023
CBG Payment Date:	15/11/2023

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:	\$3,253,219,011.04
Number of Housing Loans:	14,646
Average Housing Loan Balance:	\$222,122.43
Maximum Housing Loan Balance:	\$1,510,714.73
Weighted Average Current Loan-to-Value Ratio:	56.58%
Highest Individual Current Loan-to-Value Ratio:	152.54%
Weighted Average Indexed Current Loan-to-Value Ratio:	48.37%
Percentage of Investment Property Loans:	25.41%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.73%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	273
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:	\$3,089,097,727.42
(a) LTV Adjusted Principal Balance:	\$3,239,711,201.41
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,089,097,727.42
B. Loan Principal Receipts:	\$147,274,348.29
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,236,372,075.71
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	96.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	109.69%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	103.63%

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

Funding Summary	
Demand Loan	\$136,372,075.71
Guarantee Loan	\$3,263,627,924.29
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$13,606,252.05
Principal Receipts for the month:	\$63,561,103.87

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	590	\$5,688,292.33	4.03%	0.17%
> 5%, up to and including 10%:	333	\$17,948,752.49	2.27%	0.55%
> 10%, up to and including 15%:	367	\$33,805,988.97	2.51%	1.04%
> 15%, up to and including 20%:	444	\$49,799,252.10	3.03%	1.53%
> 20%, up to and including 25%:	521	\$77,061,379.04	3.56%	2.37%
> 25%, up to and including 30%:	655	\$108,093,982.37	4.47%	3.32%
> 30%, up to and including 35%:	726	\$129,046,713.27	4.96%	3.97%
> 35%, up to and including 40%:	983	\$203,006,972.44	6.71%	6.24%
> 40%, up to and including 45%:	1,036	\$223,876,041.55	7.07%	6.88%
> 45%, up to and including 50%:	1,182	\$274,799,609.58	8.07%	8.45%
> 50%, up to and including 55%:	1,295	\$303,011,241.07	8.84%	9.31%
> 55%, up to and including 60%:	1,275	\$331,243,536.19	8.71%	10.18%
> 60%, up to and including 65%:	1,410	\$366,360,818.30	9.63%	11.26%
> 65%, up to and including 70%:	1,366	\$373,050,996.62	9.33%	11.47%
> 70%, up to and including 75%:	1,070	\$303,245,657.49	7.31%	9.32%
> 75%, up to and including 80%:	726	\$220,875,642.81	4.96%	6.79%
> 80%, up to and including 85%:	397	\$130,281,150.95	2.71%	4.00%
> 85%, up to and including 90%:	263	\$100,082,076.37	1.80%	3.08%
> 90%, up to and including 95%:	3	\$322,818.82	0.02%	0.01%
> 95%, up to and including 100%:	1	\$478,869.28	0.01%	0.01%
> 100%, up to and including 105%:	1	\$228,336.14	0.01%	0.01%
> 110%:	2	\$910,882.86	0.01%	0.03%
Total	14,646	\$3,253,219,011.04	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	832	\$12,799,530.35	5.68%	0.39%
> 5%, up to and including 10%:	497	\$37,248,863.11	3.39%	1.14%
> 10%, up to and including 15%:	594	\$68,850,763.42	4.06%	2.12%
> 15%, up to and including 20%:	778	\$112,262,761.35	5.31%	3.45%
> 20%, up to and including 25%:	868	\$154,506,806.10	5.93%	4.75%
> 25%, up to and including 30%:	1,115	\$220,945,485.63	7.61%	6.79%
> 30%, up to and including 35%:	1,291	\$270,262,501.04	8.81%	8.31%
> 35%, up to and including 40%:	1,321	\$305,439,624.67	9.02%	9.39%
> 40%, up to and including 45%:	1,252	\$304,417,553.31	8.55%	9.36%
> 45%, up to and including 50%:	1,133	\$294,008,539.62	7.74%	9.04%
> 50%, up to and including 55%:	1,113	\$300,359,005.43	7.60%	9.23%
> 55%, up to and including 60%:	1,036	\$284,880,999.87	7.07%	8.76%
> 60%, up to and including 65%:	820	\$239,949,253.75	5.60%	7.38%
> 65%, up to and including 70%:	730	\$223,927,385.63	4.98%	6.88%
> 70%, up to and including 75%:	492	\$150,805,858.60	3.36%	4.64%
> 75%, up to and including 80%:	361	\$123,697,794.10	2.46%	3.80%
> 80%, up to and including 85%:	217	\$75,889,785.68	1.48%	2.33%
> 85%, up to and including 90%:	115	\$42,963,522.27	0.79%	1.32%
> 90%, up to and including 95%:	29	\$11,571,140.57	0.20%	0.36%
> 95%, up to and including 100%:	29	\$10,043,646.60	0.20%	0.31%
> 100%, up to and including 105%:	10	\$3,140,371.94	0.07%	0.10%
> 105%, up to and including 110%:	6	\$2,809,829.94	0.04%	0.09%
> 110%:	7	\$2,437,988.06	0.05%	0.07%
Total	14,646	\$3,253,219,011.04	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	13,877	\$3,086,210,885.56	94.75%	94.87%
Unindexed Loans	769	\$167,008,125.48	5.25%	5.13%
Total	14,646	\$3,253,219,011.04	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,171	\$49,861,543.40	14.82%	1.53%
> A\$50,000, up to and including A\$100,000:	2,011	\$149,823,276.64	13.73%	4.61%
> A\$100,000, up to and including A\$150,000:	1,800	\$225,706,138.24	12.29%	6.94%
> A\$150,000, up to and including A\$200,000:	1,814	\$316,184,177.31	12.39%	9.72%
> A\$200,000, up to and including A\$250,000:	1,493	\$336,268,427.41	10.19%	10.34%
> A\$250,000, up to and including A\$300,000:	1,353	\$371,708,506.24	9.24%	11.43%
> A\$300,000, up to and including A\$350,000:	1,121	\$363,480,487.54	7.65%	11.17%
> A\$350,000, up to and including A\$400,000:	790	\$295,374,437.04	5.39%	9.08%
> A\$400,000, up to and including A\$450,000:	552	\$233,693,093.83	3.77%	7.18%
> A\$450,000, up to and including A\$500,000:	432	\$204,685,921.66	2.95%	6.29%
> A\$500,000, up to and including A\$550,000:	313	\$164,337,842.67	2.14%	5.05%
> A\$550,000, up to and including A\$600,000:	232	\$133,023,657.86	1.58%	4.09%
> A\$600,000, up to and including A\$650,000:	168	\$105,103,341.39	1.15%	3.23%
> A\$650,000, up to and including A\$700,000:	128	\$86,405,677.44	0.87%	2.66%
> A\$700,000, up to and including A\$750,000:	73	\$52,844,568.72	0.50%	1.62%
> A\$750,000, up to and including A\$800,000:	71	\$54,731,926.90	0.48%	1.68%
> A\$800,000, up to and including A\$850,000:	49	\$40,461,483.13	0.33%	1.24%
> A\$850,000, up to and including A\$900,000:	39	\$34,016,309.87	0.27%	1.05%
> A\$900,000, up to and including A\$950,000:	20	\$18,427,264.71	0.14%	0.57%
> A\$950,000, up to and including A\$1,000,000:	11	\$10,662,931.79	0.08%	0.33%
> A\$1,100,000, up to and including A\$1,200,000:	3	\$3,437,872.48	0.02%	0.11%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,469,410.04	0.01%	0.05%
> A\$1,500,000:	1	\$1,510,714.73	0.01%	0.05%
Total	14,646	\$3,253,219,011.04	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	823	\$265,465,928.95	5.62%	8.16%
> 18 months, up to and including 24 months:	661	\$207,593,035.32	4.51%	6.38%
> 24 months, up to and including 30 months:	897	\$244,114,019.47	6.12%	7.50%
> 30 months, up to and including 36 months:	590	\$174,111,628.68	4.03%	5.35%
> 36 months, up to and including 48 months:	1,086	\$334,172,431.20	7.41%	10.27%
> 48 months, up to and including 60 months:	956	\$259,011,114.24	6.53%	7.96%
> 60 months:	9,633	\$1,768,750,853.18	65.77%	54.37%
Total	14,646	\$3,253,219,011.04	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	304	\$79,344,994.96	2.08%	2.44%
New South Wales	3,669	\$942,901,107.58	25.05%	28.98%
Northern Territory	56	\$12,428,872.71	0.38%	0.38%
Queensland	7,182	\$1,447,411,222.37	49.04%	44.49%
South Australia	390	\$73,488,930.46	2.66%	2.26%
Tasmania	142	\$29,147,721.69	0.97%	0.90%
Victoria	1,713	\$430,862,156.37	11.70%	13.24%
Western Australia	1,190	\$237,634,004.90	8.13%	7.30%
Total	14,646	\$3,253,219,011.04	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,727	\$803,754,377.81	25.45%	24.71%
Gold Coast	928	\$199,974,099.63	6.34%	6.15%
Sunshine Coast	542	\$121,145,995.20	3.70%	3.72%
Queensland - Other	1,985	\$322,536,749.73	13.55%	9.91%
Sydney Metropolitan	2,552	\$703,972,582.12	17.42%	21.64%
N.S.W. - Other	1,073	\$228,177,774.22	7.33%	7.01%
Australian Capital Territory	348	\$90,095,746.20	2.38%	2.77%
Melbourne Metropolitan	1,396	\$363,717,975.52	9.53%	11.18%
Victoria - Other	317	\$67,144,180.85	2.16%	2.06%
Perth Metropolitan	1,098	\$217,472,236.23	7.50%	6.68%
W.A. - Other	92	\$20,161,768.67	0.63%	0.62%
Adelaide Metropolitan	320	\$60,644,197.83	2.18%	1.86%
S.A. - Other	70	\$12,844,732.63	0.48%	0.39%
Darwin Metropolitan	49	\$11,132,340.28	0.33%	0.34%
N.T. - Other	7	\$1,296,532.43	0.05%	0.04%
Hobart Metropolitan	104	\$22,393,843.62	0.71%	0.69%
Tasmania - Other	38	\$6,753,878.07	0.26%	0.21%
Total	14,646	\$3,253,219,011.04	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	611	\$232,811,912.48	4.17%	7.16%
Principal and Interest	14,035	\$3,020,407,098.56	95.83%	92.84%
Total	14,646	\$3,253,219,011.04	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	219	\$21,787,702.51	1.50%	0.67%
Home Improvement	1,340	\$322,094,587.33	9.15%	9.90%
Other	2,317	\$424,636,968.02	15.82%	13.05%
Residential - Detached House	8,219	\$1,868,986,728.53	56.12%	57.45%
Residential - Duplex	5	\$910,151.21	0.03%	0.03%
Residential - Established Apartment/Unit/Flat	2,316	\$554,545,181.71	15.81%	17.05%
Residential - New Apartment/Unit/Flat	230	\$60,257,691.73	1.57%	1.85%
Total	14,646	\$3,253,219,011.04	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	11,082	\$2,440,947,977.83	75.67%	75.03%
QBE	3,311	\$778,349,986.95	22.61%	23.93%
QBE LMI Pool Insurance	253	\$33,921,046.26	1.73%	1.04%
Total	14,646	\$3,253,219,011.04	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	68	\$2,776,777.34	0.46%	0.09%
> 2026, up to and including 2031:	555	\$31,081,669.14	3.79%	0.96%
> 2031, up to and including 2036:	1,050	\$119,472,690.11	7.17%	3.67%
> 2036, up to and including 2041:	1,754	\$296,399,750.36	11.98%	9.11%
> 2041:	11,219	\$2,803,488,124.09	76.60%	86.18%
Total	14,646	\$3,253,219,011.04	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,173	\$635,689,122.08	14.84%	19.54%
Variable Rate	12,473	\$2,617,529,888.96	85.16%	80.46%
Total	14,646	\$3,253,219,011.04	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	3	\$446,769.38	0.14%	0.07%
2027	2	\$94,299.20	0.09%	0.01%
2028	7	\$514,088.75	0.32%	0.08%
2029	10	\$618,169.01	0.46%	0.10%
2030	10	\$716,100.40	0.46%	0.11%
2031	10	\$810,233.30	0.46%	0.13%
2032	13	\$1,609,836.90	0.60%	0.25%
2033	14	\$1,704,310.71	0.64%	0.27%
2034	18	\$2,158,639.87	0.83%	0.34%
2035	22	\$3,617,547.79	1.01%	0.57%
2036	28	\$5,570,921.25	1.29%	0.88%
2037	27	\$3,933,487.33	1.24%	0.62%
2038	28	\$5,061,743.62	1.29%	0.80%
2039	41	\$7,636,743.96	1.89%	1.20%
2040	38	\$8,095,638.04	1.75%	1.27%
2041	65	\$13,693,801.28	2.99%	2.15%
2042	101	\$21,742,042.55	4.65%	3.42%
2043	124	\$26,067,482.20	5.71%	4.10%
2044	129	\$31,619,843.09	5.94%	4.97%
2045	214	\$48,994,815.79	9.85%	7.71%
2046	227	\$63,414,786.01	10.45%	9.98%
2047	147	\$47,592,254.19	6.76%	7.49%
2048	116	\$36,662,761.17	5.34%	5.77%
2049	132	\$47,556,511.08	6.07%	7.48%
2050	123	\$47,294,351.67	5.66%	7.44%
2051	363	\$143,070,420.05	16.71%	22.51%
2052	161	\$65,391,523.49	7.41%	10.29%
Total	2,173	\$635,689,122.08	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,719	\$519,855,732.80	11.74%	15.98%
> 4.50%, up to and including 5.00%:	53	\$13,577,670.58	0.36%	0.42%
> 5.00%, up to and including 5.50%:	156	\$39,005,189.03	1.07%	1.20%
> 5.50%, up to and including 6.00%:	2,666	\$737,187,023.10	18.20%	22.66%
> 6.00%, up to and including 6.50%:	5,251	\$1,166,192,844.20	35.85%	35.85%
> 6.50%, up to and including 7.00%:	2,779	\$504,548,482.33	18.97%	15.51%
> 7.00%, up to and including 7.50%:	1,111	\$167,368,110.31	7.59%	5.14%
> 7.50%, up to and including 8.00%:	499	\$64,482,071.45	3.41%	1.98%
> 8.00%, up to and including 8.50%:	353	\$36,349,547.07	2.41%	1.12%
> 8.50%, up to and including 9.00%:	57	\$4,036,739.42	0.39%	0.12%
> 9.00%:	2	\$615,600.75	0.01%	0.02%
Total	14,646	\$3,253,219,011.04	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,513	\$3,215,263,143.87	99.09%	98.83%
> 1 days, up to and including 31 days:	104	\$30,578,109.75	0.71%	0.94%
> 31 days, up to and including 61 days:	16	\$2,863,276.15	0.11%	0.09%
> 61 days, up to and including 90 days:	8	\$3,170,776.56	0.05%	0.10%
> 90 days:	5	\$1,343,704.71	0.03%	0.04%
Total	14,646	\$3,253,219,011.04	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	83	\$26,311,001.65	0.57%	0.81%
Regulated Loans	14,563	\$3,226,908,009.39	99.43%	99.19%
Total	14,646	\$3,253,219,011.04	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	94	\$33,025,731.43	15.38%	14.19%
> 6 months, up to and including 12 months:	101	\$40,261,658.97	16.53%	17.29%
> 12 months, up to and including 24 months:	131	\$52,244,368.48	21.44%	22.44%
> 24 months, up to and including 36 months:	104	\$41,324,980.47	17.02%	17.75%
> 36 months, up to and including 48 months:	156	\$57,636,572.42	25.53%	24.76%
> 48 months, up to and including 60 months:	24	\$7,970,971.36	3.93%	3.42%
> 60 months:	1	\$347,629.35	0.16%	0.15%
Total	611	\$232,811,912.48	100%	100%

Covered Bond Programme
Investor Report as at 31 October 2023

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2020-1	2022-1	2022-2	2023-1	2023-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0053880	AU3FN0072617	AU3CB0293157	AU3FN0079406	AU3CB0300804
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	27 Apr 2020	17 Oct 2022	17 Oct 2022	12 Jul 2023	12 Jul 2023
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	\$750,000,000	\$550,000,000	\$200,000,000	\$800,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	3.25%	3.25%	3.25%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%	BBSW_3M + 1.05%	5.20%
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	24 Apr 2025	17 Oct 2025	17 Oct 2025	12 Jul 2028	12 Jul 2028

Contact:	Daniel Hutchinson	Christian Graham
Phone:	+61 7 3362 4029	+61 7 3362 4032
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 431 278 507	+61 467 719 545
Email:	daniel.hutchinson@suncorp.com.au	christian.graham@suncorp.com.au

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