

Monthly Period	
Calculation Period Start Date:	01/02/2024
Calculation Period End Date:	29/02/2024
CBG Payment Date:	15/03/2024

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:	\$3,205,050,235.75
Number of Housing Loans:	14,370
Average Housing Loan Balance:	\$223,029.20
Maximum Housing Loan Balance:	\$1,153,711.47
Weighted Average Current Loan-to-Value Ratio:	56.23%
Highest Individual Current Loan-to-Value Ratio:	131.81%
Weighted Average Indexed Current Loan-to-Value Ratio:	47.18%
Percentage of Investment Property Loans:	28.70%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	6.01%
Weighted Average Seasoning (Months):	72
Weighted Average Remaining Term to Maturity (Months):	272
Maximum Remaining Term to Maturity (Months):	343

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:	\$3,041,153,289.48
(a) LTV Adjusted Principal Balance:	\$3,192,563,543.76
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,041,153,289.48
B. Loan Principal Receipts:	\$195,551,527.79
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,236,704,817.27
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 : <sup>1</sup>	109.70%
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	\$136,704,817.27
Guarantee Loan	\$3,263,295,182.73
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$14,450,139.87
Principal Receipts for the month:	\$62,249,413.00

<b>Loan-to-Value Ratio Distribution - Unindexed</b>	<b>Number of Loans</b>	<b>Current Balance Outstanding A\$</b>	<b>% By Number</b>	<b>% By Balance</b>
Up to and including 5%:	662	\$6,235,712.42	4.61%	0.19%
> 5%, up to and including 10%:	357	\$18,054,900.85	2.48%	0.56%
> 10%, up to and including 15%:	370	\$34,921,528.54	2.57%	1.09%
> 15%, up to and including 20%:	407	\$46,077,674.50	2.83%	1.44%
> 20%, up to and including 25%:	525	\$79,216,073.11	3.65%	2.47%
> 25%, up to and including 30%:	653	\$106,856,191.60	4.54%	3.33%
> 30%, up to and including 35%:	794	\$143,412,565.71	5.53%	4.47%
> 35%, up to and including 40%:	1,004	\$203,782,101.21	6.99%	6.36%
> 40%, up to and including 45%:	1,011	\$224,569,443.84	7.04%	7.01%
> 45%, up to and including 50%:	1,150	\$265,513,748.72	8.00%	8.28%
> 50%, up to and including 55%:	1,245	\$302,242,543.81	8.66%	9.43%
> 55%, up to and including 60%:	1,254	\$323,095,943.84	8.73%	10.08%
> 60%, up to and including 65%:	1,337	\$348,797,148.25	9.30%	10.88%
> 65%, up to and including 70%:	1,286	\$363,908,900.76	8.95%	11.35%
> 70%, up to and including 75%:	1,017	\$295,964,247.80	7.08%	9.23%
> 75%, up to and including 80%:	751	\$247,458,017.61	5.23%	7.72%
> 80%, up to and including 85%:	338	\$115,047,684.51	2.35%	3.59%
> 85%, up to and including 90%:	204	\$78,369,624.07	1.42%	2.45%
> 90%, up to and including 95%:	2	\$124,306.12	0.01%	0.00%
> 95%, up to and including 100%:	1	\$309,002.21	0.01%	0.01%
> 105%, up to and including 110%:	1	\$512,894.08	0.01%	0.02%
> 110%:	1	\$579,982.19	0.01%	0.02%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	946	\$14,212,461.58	6.58%	0.44%
> 5%, up to and including 10%:	522	\$40,218,299.46	3.63%	1.25%
> 10%, up to and including 15%:	588	\$68,176,359.91	4.09%	2.13%
> 15%, up to and including 20%:	836	\$117,831,442.88	5.82%	3.68%
> 20%, up to and including 25%:	903	\$170,873,623.24	6.28%	5.33%
> 25%, up to and including 30%:	1,209	\$236,271,441.40	8.41%	7.37%
> 30%, up to and including 35%:	1,262	\$266,460,045.96	8.78%	8.31%
> 35%, up to and including 40%:	1,290	\$302,231,881.07	8.98%	9.43%
> 40%, up to and including 45%:	1,251	\$318,548,008.52	8.71%	9.94%
> 45%, up to and including 50%:	1,120	\$295,206,930.72	7.79%	9.21%
> 50%, up to and including 55%:	1,023	\$283,873,075.57	7.12%	8.86%
> 55%, up to and including 60%:	977	\$283,708,788.94	6.80%	8.85%
> 60%, up to and including 65%:	787	\$245,065,379.21	5.48%	7.65%
> 65%, up to and including 70%:	589	\$192,637,475.53	4.10%	6.01%
> 70%, up to and including 75%:	465	\$151,267,110.37	3.24%	4.72%
> 75%, up to and including 80%:	295	\$106,154,562.57	2.05%	3.31%
> 80%, up to and including 85%:	156	\$56,233,396.27	1.09%	1.75%
> 85%, up to and including 90%:	87	\$34,224,974.68	0.61%	1.07%
> 90%, up to and including 95%:	31	\$10,991,564.63	0.22%	0.34%
> 95%, up to and including 100%:	16	\$6,395,112.70	0.11%	0.20%
> 100%, up to and including 105%:	9	\$2,123,060.67	0.06%	0.07%
> 105%, up to and including 110%:	5	\$1,454,357.42	0.03%	0.05%
> 110%:	3	\$890,882.45	0.02%	0.03%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

\* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	13,629	\$3,041,223,597.13	94.84%	94.89%
Unindexed Loans	741	\$163,826,638.62	5.16%	5.11%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,216	\$48,225,732.76	15.42%	1.50%
> A\$50,000, up to and including A\$100,000:	1,935	\$144,209,339.44	13.47%	4.50%
> A\$100,000, up to and including A\$150,000:	1,770	\$221,866,036.05	12.32%	6.92%
> A\$150,000, up to and including A\$200,000:	1,674	\$291,725,487.59	11.65%	9.10%
> A\$200,000, up to and including A\$250,000:	1,453	\$326,862,459.65	10.11%	10.20%
> A\$250,000, up to and including A\$300,000:	1,315	\$360,725,820.63	9.15%	11.25%
> A\$300,000, up to and including A\$350,000:	1,101	\$356,221,200.97	7.66%	11.11%
> A\$350,000, up to and including A\$400,000:	804	\$300,977,318.37	5.59%	9.39%
> A\$400,000, up to and including A\$450,000:	534	\$226,353,428.83	3.72%	7.06%
> A\$450,000, up to and including A\$500,000:	436	\$206,779,783.09	3.03%	6.45%
> A\$500,000, up to and including A\$550,000:	323	\$169,164,601.47	2.25%	5.28%
> A\$550,000, up to and including A\$600,000:	224	\$128,360,280.74	1.56%	4.00%
> A\$600,000, up to and including A\$650,000:	172	\$107,546,685.13	1.20%	3.36%
> A\$650,000, up to and including A\$700,000:	128	\$86,385,360.10	0.89%	2.70%
> A\$700,000, up to and including A\$750,000:	87	\$62,998,624.08	0.61%	1.97%
> A\$750,000, up to and including A\$800,000:	72	\$55,691,983.41	0.50%	1.74%
> A\$800,000, up to and including A\$850,000:	46	\$37,987,539.69	0.32%	1.19%
> A\$850,000, up to and including A\$900,000:	37	\$32,180,193.00	0.26%	1.00%
> A\$900,000, up to and including A\$950,000:	27	\$24,855,924.61	0.19%	0.78%
> A\$950,000, up to and including A\$1,000,000:	13	\$12,665,526.00	0.09%	0.40%
> A\$1,000,000, up to and including A\$1,100,000:	1	\$1,011,057.58	0.01%	0.03%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,255,852.56	0.01%	0.07%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	191	\$62,243,984.50	1.33%	1.94%
> 18 months, up to and including 24 months:	1,097	\$373,800,542.77	7.63%	11.66%
> 24 months, up to and including 30 months:	799	\$233,690,159.37	5.56%	7.29%
> 30 months, up to and including 36 months:	768	\$212,443,385.92	5.34%	6.63%
> 36 months, up to and including 48 months:	1,042	\$317,201,652.69	7.25%	9.90%
> 48 months, up to and including 60 months:	893	\$259,195,870.65	6.21%	8.09%
> 60 months:	9,580	\$1,746,474,639.85	66.67%	54.49%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	284	\$74,008,681.38	1.98%	2.31%
New South Wales	3,634	\$935,838,383.97	25.29%	29.20%
Northern Territory	52	\$11,685,795.22	0.36%	0.36%
Queensland	6,996	\$1,404,078,925.21	48.68%	43.81%
South Australia	396	\$75,141,140.65	2.76%	2.34%
Tasmania	145	\$29,576,289.01	1.01%	0.92%
Victoria	1,706	\$437,657,836.42	11.87%	13.66%
Western Australia	1,157	\$237,063,183.89	8.05%	7.40%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,629	\$778,111,548.05	25.25%	24.28%
Gold Coast	892	\$193,459,963.34	6.21%	6.04%
Sunshine Coast	512	\$112,576,488.77	3.56%	3.51%
Queensland - Other	1,963	\$319,930,925.05	13.66%	9.98%
Sydney Metropolitan	2,508	\$691,301,253.36	17.45%	21.57%
N.S.W. - Other	1,082	\$234,246,382.50	7.53%	7.31%
Australian Capital Territory	328	\$84,299,429.49	2.28%	2.63%
Melbourne Metropolitan	1,403	\$372,021,200.81	9.76%	11.61%
Victoria - Other	303	\$65,636,635.61	2.11%	2.05%
Perth Metropolitan	1,069	\$217,168,042.92	7.44%	6.78%
W.A. - Other	88	\$19,895,140.97	0.61%	0.62%
Adelaide Metropolitan	325	\$61,701,758.13	2.26%	1.93%
S.A. - Other	71	\$13,439,382.52	0.49%	0.42%
Darwin Metropolitan	45	\$10,402,602.15	0.31%	0.32%
N.T. - Other	7	\$1,283,193.07	0.05%	0.04%
Hobart Metropolitan	103	\$22,622,599.85	0.72%	0.71%
Tasmania - Other	42	\$6,953,689.16	0.29%	0.22%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	663	\$260,983,535.67	4.61%	8.14%
Principal and Interest	13,707	\$2,944,066,700.08	95.39%	91.86%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	205	\$18,923,738.47	1.43%	0.59%
Home Improvement	1,312	\$315,480,728.14	9.13%	9.84%
Other	2,187	\$391,580,795.77	15.22%	12.22%
Residential - Detached House	8,265	\$1,909,661,607.22	57.52%	59.58%
Residential - Duplex	5	\$1,031,307.24	0.03%	0.03%
Residential - Established Apartment/Unit/Flat	2,191	\$514,612,450.44	15.25%	16.06%
Residential - New Apartment/Unit/Flat	205	\$53,759,608.47	1.43%	1.68%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,973	\$2,444,595,286.41	76.36%	76.27%
QBE	3,144	\$727,117,585.45	21.88%	22.69%
QBE LMI Pool Insurance	253	\$33,337,363.89	1.76%	1.04%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	60	\$2,452,041.71	0.42%	0.08%
> 2026, up to and including 2031:	526	\$27,041,931.16	3.66%	0.84%
> 2031, up to and including 2036:	1,012	\$111,814,057.25	7.04%	3.49%
> 2036, up to and including 2041:	1,711	\$281,130,572.97	11.91%	8.77%
> 2041:	11,061	\$2,782,611,632.66	76.97%	86.82%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,940	\$568,812,759.03	13.50%	17.75%
Variable Rate	12,430	\$2,636,237,476.72	86.50%	82.25%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>



Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	1	\$435,280.00	0.05%	0.08%
2027	2	\$84,389.37	0.10%	0.01%
2028	5	\$466,411.91	0.26%	0.08%
2029	10	\$575,936.64	0.52%	0.10%
2030	9	\$638,124.71	0.46%	0.11%
2031	8	\$483,494.73	0.41%	0.09%
2032	9	\$1,136,330.98	0.46%	0.20%
2033	14	\$1,756,498.39	0.72%	0.31%
2034	16	\$1,826,488.95	0.82%	0.32%
2035	18	\$2,948,686.05	0.93%	0.52%
2036	25	\$4,690,344.70	1.29%	0.82%
2037	25	\$3,361,953.82	1.29%	0.59%
2038	25	\$3,726,033.99	1.29%	0.66%
2039	37	\$6,462,080.34	1.91%	1.14%
2040	34	\$7,027,117.81	1.75%	1.24%
2041	58	\$13,142,476.22	2.99%	2.31%
2042	90	\$18,637,125.28	4.64%	3.28%
2043	105	\$22,343,628.74	5.41%	3.93%
2044	119	\$29,161,228.91	6.13%	5.13%
2045	168	\$37,194,451.89	8.66%	6.54%
2046	208	\$56,904,653.76	10.72%	10.00%
2047	127	\$40,085,606.17	6.55%	7.05%
2048	94	\$28,532,602.86	4.85%	5.02%
2049	106	\$40,483,242.27	5.46%	7.12%
2050	110	\$41,984,161.40	5.67%	7.38%
2051	347	\$135,019,439.94	17.89%	23.74%
2052	170	\$69,704,969.20	8.76%	12.25%
<b>Total</b>	<b>1,940</b>	<b>\$568,812,759.03</b>	<b>100%</b>	<b>100%</b>

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,456	\$447,379,453.66	10.13%	13.96%
> 4.50%, up to and including 5.00%:	57	\$15,651,363.69	0.40%	0.49%
> 5.00%, up to and including 5.50%:	141	\$34,087,661.61	0.98%	1.06%
> 5.50%, up to and including 6.00%:	241	\$68,913,440.83	1.68%	2.15%
> 6.00%, up to and including 6.50%:	5,828	\$1,452,016,876.03	40.56%	45.30%
> 6.50%, up to and including 7.00%:	3,688	\$765,505,294.44	25.66%	23.88%
> 7.00%, up to and including 7.50%:	1,629	\$261,249,043.02	11.34%	8.15%
> 7.50%, up to and including 8.00%:	775	\$98,901,557.14	5.39%	3.09%
> 8.00%, up to and including 8.50%:	286	\$37,023,039.41	1.99%	1.16%
> 8.50%, up to and including 9.00%:	229	\$21,018,355.55	1.59%	0.66%
> 9.00%:	40	\$3,304,150.37	0.28%	0.10%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,239	\$3,164,887,240.55	99.09%	98.75%
> 1 days, up to and including 31 days:	99	\$30,326,496.87	0.69%	0.95%
> 31 days, up to and including 61 days:	11	\$2,848,854.49	0.08%	0.09%
> 61 days, up to and including 90 days:	13	\$3,534,693.01	0.09%	0.11%
> 90 days:	8	\$3,452,950.83	0.06%	0.11%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	84	\$25,223,429.67	0.58%	0.79%
Regulated Loans	14,286	\$3,179,826,806.08	99.42%	99.21%
<b>Total</b>	<b>14,370</b>	<b>\$3,205,050,235.75</b>	<b>100%</b>	<b>100%</b>

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	120	\$48,411,889.66	18.10%	18.55%
> 6 months, up to and including 12 months:	80	\$32,309,110.74	12.07%	12.38%
> 12 months, up to and including 24 months:	123	\$50,078,404.41	18.55%	19.19%
> 24 months, up to and including 36 months:	136	\$49,885,938.55	20.51%	19.11%
> 36 months, up to and including 48 months:	174	\$67,240,809.94	26.24%	25.76%
> 48 months, up to and including 60 months:	30	\$13,057,382.37	4.52%	5.00%
<b>Total</b>	<b>663</b>	<b>\$260,983,535.67</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 29 February 2024**

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2020-1	2022-1	2022-2	2023-1	2023-2
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0053880	AU3FN0072617	AU3CB0293157	AU3FN0079406	AU3CB0300804
<b>Issue Date:</b>	24 Aug 2016	08 Dec 2016	24 Aug 2017	27 Apr 2020	17 Oct 2022	17 Oct 2022	12 Jul 2023	12 Jul 2023
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD	AUD	AUD	AUD	AUD	AUD
<b>Issue Amount:</b>	\$350,000,000	\$100,000,000	\$150,000,000	\$750,000,000	\$550,000,000	\$200,000,000	\$800,000,000	\$200,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	3.25%	3.25%	3.25%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%	BBSW_3M + 1.05%	5.20%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity:</b>	24 Aug 2026	24 Aug 2026	24 Aug 2026	24 Apr 2025	17 Oct 2025	17 Oct 2025	12 Jul 2028	12 Jul 2028

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