

Monthly Period	
Calculation Period Start Date:	01/04/2024
Calculation Period End Date:	30/04/2024
CBG Payment Date:	15/05/2024

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:	\$3,263,946,748.02
Number of Housing Loans:	14,336
Average Housing Loan Balance:	\$227,672.93
Maximum Housing Loan Balance:	\$1,987,070.26
Weighted Average Current Loan-to-Value Ratio:	55.94%
Highest Individual Current Loan-to-Value Ratio:	101.63%
Weighted Average Indexed Current Loan-to-Value Ratio:	46.54%
Percentage of Investment Property Loans:	29.54%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	6.07%
Weighted Average Seasoning (Months):	73
Weighted Average Remaining Term to Maturity (Months):	271
Maximum Remaining Term to Maturity (Months):	350

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:	\$3,099,621,597.54
(a) LTV Adjusted Principal Balance: \$3,254,020,974.92	
(b) Asset Percentage Adjusted Outstanding Principal Balance: \$3,099,621,597.54	
B. Loan Principal Receipts:	\$136,568,610.74
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,236,190,208.28
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	95.00%

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:	105.26%

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

Funding Summary

Demand Loan	\$136,190,208.28
Guarantee Loan	\$3,263,809,791.72
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$14,986,400.15
Principal Receipts for the month:	\$75,227,961.60

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$302,356.33	0.01%	0.01%
Up to and including 5%:	685	\$5,772,387.33	4.78%	0.18%
> 5%, up to and including 10%:	360	\$18,916,621.29	2.51%	0.58%
> 10%, up to and including 15%:	382	\$36,259,027.50	2.66%	1.11%
> 15%, up to and including 20%:	437	\$50,720,487.88	3.05%	1.55%
> 20%, up to and including 25%:	533	\$83,008,525.08	3.72%	2.54%
> 25%, up to and including 30%:	663	\$107,736,870.42	4.62%	3.30%
> 30%, up to and including 35%:	810	\$146,258,705.14	5.65%	4.48%
> 35%, up to and including 40%:	982	\$204,262,094.98	6.85%	6.26%
> 40%, up to and including 45%:	1,011	\$232,212,488.81	7.05%	7.11%
> 45%, up to and including 50%:	1,151	\$276,724,327.85	8.03%	8.48%
> 50%, up to and including 55%:	1,257	\$312,569,552.80	8.77%	9.58%
> 55%, up to and including 60%:	1,268	\$327,588,617.42	8.84%	10.04%
> 60%, up to and including 65%:	1,321	\$359,016,962.25	9.21%	11.00%
> 65%, up to and including 70%:	1,266	\$376,183,463.76	8.83%	11.53%
> 70%, up to and including 75%:	999	\$301,367,715.42	6.97%	9.23%
> 75%, up to and including 80%:	716	\$248,618,840.13	4.99%	7.62%
> 80%, up to and including 85%:	309	\$105,177,536.40	2.16%	3.22%
> 85%, up to and including 90%:	181	\$70,547,617.67	1.26%	2.16%
> 90%, up to and including 95%:	2	\$123,164.17	0.01%	0.00%
> 95%, up to and including 100%:	1	\$304,997.90	0.01%	0.01%
> 100%, up to and including 105%:	1	\$274,387.53	0.01%	0.01%
Total	14,336	\$3,263,946,748.06	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$302,356.33	0.01%	0.01%
Up to and including 5%:	990	\$14,724,641.57	6.91%	0.45%
> 5%, up to and including 10%:	539	\$42,414,296.68	3.76%	1.30%
> 10%, up to and including 15%:	583	\$66,587,124.30	4.07%	2.04%
> 15%, up to and including 20%:	893	\$134,171,451.85	6.23%	4.11%
> 20%, up to and including 25%:	979	\$180,737,750.26	6.83%	5.54%
> 25%, up to and including 30%:	1,190	\$237,869,996.08	8.30%	7.29%
> 30%, up to and including 35%:	1,308	\$287,570,604.19	9.12%	8.81%
> 35%, up to and including 40%:	1,282	\$316,459,348.99	8.94%	9.70%
> 40%, up to and including 45%:	1,265	\$322,318,236.43	8.82%	9.88%
> 45%, up to and including 50%:	1,131	\$314,778,609.01	7.89%	9.64%
> 50%, up to and including 55%:	967	\$277,361,657.52	6.75%	8.50%
> 55%, up to and including 60%:	975	\$301,176,579.45	6.80%	9.23%
> 60%, up to and including 65%:	719	\$231,300,487.12	5.02%	7.09%
> 65%, up to and including 70%:	572	\$197,472,454.40	3.99%	6.05%
> 70%, up to and including 75%:	411	\$133,670,736.32	2.87%	4.10%
> 75%, up to and including 80%:	251	\$95,992,831.16	1.75%	2.94%
> 80%, up to and including 85%:	147	\$56,519,693.57	1.03%	1.73%
> 85%, up to and including 90%:	69	\$27,918,515.44	0.48%	0.86%
> 90%, up to and including 95%:	26	\$12,287,640.03	0.18%	0.38%
> 95%, up to and including 100%:	22	\$6,545,618.73	0.15%	0.20%
> 100%, up to and including 105%:	10	\$2,297,598.81	0.07%	0.07%
> 105%, up to and including 110%:	2	\$721,565.59	0.01%	0.02%
> 110%:	4	\$2,746,954.23	0.03%	0.08%
Total	14,336	\$3,263,946,748.06	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	\$302,356.33	0.01%	0.01%
Indexed Loans	13,599	\$3,093,204,143.10	94.86%	94.77%
Unindexed Loans	736	\$170,440,248.63	5.13%	5.22%
Total	14,336	\$3,263,946,748.06	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,236	\$48,019,400.57	15.60%	1.47%
> A\$50,000, up to and including A\$100,000:	1,915	\$142,157,432.03	13.36%	4.36%
> A\$100,000, up to and including A\$150,000:	1,765	\$220,713,199.01	12.31%	6.76%
> A\$150,000, up to and including A\$200,000:	1,646	\$286,172,728.05	11.48%	8.77%
> A\$200,000, up to and including A\$250,000:	1,446	\$324,885,873.64	10.09%	9.95%
> A\$250,000, up to and including A\$300,000:	1,282	\$351,837,262.38	8.94%	10.78%
> A\$300,000, up to and including A\$350,000:	1,061	\$342,697,990.37	7.40%	10.50%
> A\$350,000, up to and including A\$400,000:	795	\$297,284,403.16	5.55%	9.11%
> A\$400,000, up to and including A\$450,000:	531	\$224,996,110.38	3.70%	6.89%
> A\$450,000, up to and including A\$500,000:	430	\$203,667,258.39	3.00%	6.24%
> A\$500,000, up to and including A\$550,000:	331	\$173,177,049.31	2.31%	5.31%
> A\$550,000, up to and including A\$600,000:	224	\$128,337,092.81	1.56%	3.93%
> A\$600,000, up to and including A\$650,000:	172	\$107,302,356.85	1.20%	3.29%
> A\$650,000, up to and including A\$700,000:	134	\$90,300,390.34	0.93%	2.77%
> A\$700,000, up to and including A\$750,000:	95	\$68,812,910.88	0.66%	2.11%
> A\$750,000, up to and including A\$800,000:	78	\$60,469,245.71	0.54%	1.85%
> A\$800,000, up to and including A\$850,000:	47	\$38,944,566.19	0.33%	1.19%
> A\$850,000, up to and including A\$900,000:	41	\$35,722,496.65	0.29%	1.09%
> A\$900,000, up to and including A\$950,000:	30	\$27,567,023.46	0.21%	0.84%
> A\$950,000, up to and including A\$1,000,000:	20	\$19,391,112.34	0.14%	0.59%
> A\$1,000,000, up to and including A\$1,100,000:	17	\$17,932,347.92	0.12%	0.55%
> A\$1,100,000, up to and including A\$1,200,000:	15	\$17,362,319.66	0.10%	0.53%
> A\$1,200,000, up to and including A\$1,300,000:	7	\$8,841,750.14	0.05%	0.27%
> A\$1,300,000, up to and including A\$1,400,000:	5	\$6,662,988.23	0.03%	0.20%
> A\$1,400,000, up to and including A\$1,500,000:	6	\$8,692,734.12	0.04%	0.27%
> A\$1,500,000:	7	\$11,998,705.47	0.05%	0.37%
Total	14,336	\$3,263,946,748.06	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	19	\$10,292,230.97	0.13%	0.32%
> 12 months, up to and including 18 months:	37	\$21,875,537.46	0.26%	0.67%
> 18 months, up to and including 24 months:	982	\$334,246,848.04	6.85%	10.24%
> 24 months, up to and including 30 months:	746	\$242,324,757.37	5.20%	7.42%
> 30 months, up to and including 36 months:	868	\$242,912,352.70	6.05%	7.44%
> 36 months, up to and including 48 months:	1,097	\$340,312,191.01	7.65%	10.43%
> 48 months, up to and including 60 months:	859	\$262,996,860.10	5.99%	8.06%
> 60 months:	9,728	\$1,808,985,970.41	67.86%	55.42%
Total	14,336	\$3,263,946,748.06	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$302,356.33	0.01%	0.01%
Australian Capital Territory	288	\$73,975,863.25	2.01%	2.27%
New South Wales	3,686	\$982,730,622.48	25.71%	30.11%
Northern Territory	52	\$11,962,055.50	0.36%	0.37%
Queensland	6,930	\$1,402,754,833.65	48.34%	42.98%
South Australia	385	\$72,002,135.63	2.69%	2.21%
Tasmania	141	\$29,259,647.29	0.98%	0.90%
Victoria	1,711	\$454,010,863.39	11.93%	13.91%
Western Australia	1,142	\$236,948,370.54	7.97%	7.26%
Total	14,336	\$3,263,946,748.06	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$302,356.33	0.01%	0.01%
Brisbane Metropolitan	3,592	\$778,512,330.35	25.06%	23.85%
Gold Coast	892	\$193,854,478.55	6.22%	5.94%
Sunshine Coast	516	\$118,048,919.54	3.60%	3.62%
Queensland - Other	1,930	\$312,339,105.21	13.46%	9.57%
Sydney Metropolitan	2,570	\$736,546,750.35	17.93%	22.57%
N.S.W. - Other	1,072	\$236,178,184.36	7.48%	7.24%
Australian Capital Territory	332	\$83,981,551.02	2.32%	2.57%
Melbourne Metropolitan	1,410	\$389,440,183.46	9.84%	11.93%
Victoria - Other	301	\$64,570,679.93	2.10%	1.98%
Perth Metropolitan	1,054	\$216,751,476.62	7.35%	6.64%
W.A. - Other	88	\$20,196,893.92	0.61%	0.62%
Adelaide Metropolitan	317	\$59,474,280.93	2.21%	1.82%
S.A. - Other	68	\$12,527,854.70	0.47%	0.38%
Darwin Metropolitan	45	\$10,684,809.69	0.31%	0.33%
N.T. - Other	7	\$1,277,245.81	0.05%	0.04%
Hobart Metropolitan	102	\$22,695,929.62	0.71%	0.70%
Tasmania - Other	39	\$6,563,717.67	0.27%	0.20%
Total	14,336	\$3,263,946,748.06	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	658	\$266,733,475.87	4.59%	8.17%
Principal and Interest	13,678	\$2,997,213,272.19	95.41%	91.83%
Total	14,336	\$3,263,946,748.06	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	201	\$18,719,885.23	1.40%	0.57%
Home Improvement	1,285	\$308,523,841.00	8.96%	9.45%
Other	2,177	\$397,076,018.32	15.19%	12.17%
Residential - Detached House	8,282	\$1,961,054,675.19	57.77%	60.08%
Residential - Duplex	6	\$1,305,873.31	0.04%	0.04%
Residential - Established Apartment/Unit/Flat	2,188	\$524,389,360.46	15.26%	16.07%
Residential - New Apartment/Unit/Flat	197	\$52,877,094.55	1.37%	1.62%
Total	14,336	\$3,263,946,748.06	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,975	\$2,522,312,082.81	76.56%	77.28%
QBE	3,095	\$707,818,964.84	21.59%	21.69%
QBE LMI Pool Insurance	266	\$33,815,700.41	1.86%	1.04%
Total	14,336	\$3,263,946,748.06	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	54	\$2,347,485.67	0.38%	0.07%
> 2026, up to and including 2031:	512	\$26,015,043.69	3.57%	0.80%
> 2031, up to and including 2036:	1,010	\$110,759,536.92	7.05%	3.39%
> 2036, up to and including 2041:	1,708	\$282,927,390.95	11.91%	8.67%
> 2041:	11,052	\$2,841,897,290.83	77.09%	87.07%
Total	14,336	\$3,263,946,748.06	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,760	\$515,122,467.72	12.28%	15.78%
Variable Rate	12,576	\$2,748,824,280.34	87.72%	84.22%
Total	14,336	\$3,263,946,748.06	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	1	\$435,280.00	0.06%	0.08%
2027	2	\$78,883.72	0.11%	0.02%
2028	5	\$445,391.28	0.28%	0.09%
2029	9	\$480,480.28	0.51%	0.09%
2030	8	\$536,414.79	0.45%	0.10%
2031	8	\$423,424.05	0.45%	0.08%
2032	8	\$1,044,030.60	0.45%	0.20%
2033	13	\$1,605,560.06	0.74%	0.31%
2034	15	\$1,713,416.57	0.85%	0.33%
2035	18	\$2,908,862.24	1.02%	0.56%
2036	25	\$4,381,184.78	1.42%	0.85%
2037	25	\$4,644,179.44	1.42%	0.90%
2038	23	\$3,154,733.19	1.31%	0.61%
2039	35	\$5,973,522.37	1.99%	1.16%
2040	31	\$6,157,657.25	1.76%	1.20%
2041	53	\$12,133,270.43	3.01%	2.36%
2042	84	\$17,722,794.54	4.77%	3.44%
2043	99	\$20,610,493.66	5.63%	4.00%
2044	108	\$26,275,317.67	6.14%	5.10%
2045	156	\$35,591,118.24	8.86%	6.91%
2046	189	\$51,921,424.68	10.74%	10.08%
2047	124	\$37,433,522.44	7.05%	7.27%
2048	93	\$29,305,504.40	5.28%	5.69%
2049	85	\$33,536,401.61	4.83%	6.51%
2050	105	\$40,145,627.85	5.97%	7.79%
2051	318	\$125,685,172.46	18.07%	24.40%
2052	120	\$50,778,799.12	6.82%	9.86%
Total	1,760	\$515,122,467.72	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,286	\$398,388,824.26	8.97%	12.21%
> 4.50%, up to and including 5.00%:	58	\$15,748,544.36	0.40%	0.48%
> 5.00%, up to and including 5.50%:	136	\$32,564,543.13	0.95%	1.00%
> 5.50%, up to and including 6.00%:	236	\$71,749,425.75	1.65%	2.20%
> 6.00%, up to and including 6.50%:	5,968	\$1,527,186,619.32	41.63%	46.79%
> 6.50%, up to and including 7.00%:	3,734	\$803,169,849.07	26.05%	24.61%
> 7.00%, up to and including 7.50%:	1,609	\$258,972,828.76	11.22%	7.93%
> 7.50%, up to and including 8.00%:	756	\$96,054,330.98	5.27%	2.94%
> 8.00%, up to and including 8.50%:	282	\$36,350,970.84	1.97%	1.11%
> 8.50%, up to and including 9.00%:	232	\$21,069,584.14	1.62%	0.65%
> 9.00%:	39	\$2,691,227.45	0.27%	0.08%
Total	14,336	\$3,263,946,748.06	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,184	\$3,214,374,781.13	98.94%	98.48%
> 1 days, up to and including 31 days:	116	\$39,084,455.06	0.81%	1.20%
> 31 days, up to and including 61 days:	19	\$6,661,132.66	0.13%	0.20%
> 61 days, up to and including 90 days:	14	\$2,947,865.15	0.10%	0.09%
> 90 days:	3	\$878,514.06	0.02%	0.03%
Total	14,336	\$3,263,946,748.06	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	145	\$54,630,713.65	1.01%	1.67%
Regulated Loans	14,191	\$3,209,316,034.41	98.99%	98.33%
Total	14,336	\$3,263,946,748.06	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	118	\$50,167,109.88	17.93%	18.81%
> 6 months, up to and including 12 months:	82	\$32,422,657.52	12.46%	12.16%
> 12 months, up to and including 24 months:	120	\$54,075,103.54	18.24%	20.27%
> 24 months, up to and including 36 months:	150	\$53,431,758.88	22.80%	20.03%
> 36 months, up to and including 48 months:	153	\$62,687,783.20	23.25%	23.50%
> 48 months, up to and including 60 months:	34	\$13,304,062.85	5.17%	4.99%
> 60 months:	1	\$645,000.00	0.15%	0.24%
Total	658	\$266,733,475.87	100%	100%

Covered Bond Programme
Investor Report as at 30 April 2024

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

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