

Monthly Period	
Calculation Period Start Date:	01/08/2022
Calculation Period End Date:	31/08/2022
CBG Payment Date:	15/09/2022

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:	\$2,143,446,253.87
Number of Housing Loans:	10,388
Average Housing Loan Balance:	\$206,329.65
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.15%
Highest Individual Current Loan-to-Value Ratio:	96.63%
Weighted Average Indexed Current Loan-to-Value Ratio:	45.53%
Percentage of Investment Property Loans:	22.93%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.14%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	275
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:	\$1,980,783,922.12
(a) LTV Adjusted Principal Balance:	\$2,137,339,377.69
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$1,980,783,922.12
B. Loan Principal Receipts:	\$177,120,529.55
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,157,904,451.67
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	110.50%
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	\$57,904,451.67
Guarantee Loan	\$2,262,095,548.33
Total Intercompany Loan	\$2,320,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$6,407,443.50
Principal Receipts for the month:	\$53,226,983.46

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	430	\$4,434,393.03	4.14%	0.21%
> 5%, up to and including 10%:	203	\$10,275,207.92	1.95%	0.48%
> 10%, up to and including 15%:	247	\$20,791,922.33	2.38%	0.97%
> 15%, up to and including 20%:	280	\$32,193,634.52	2.70%	1.50%
> 20%, up to and including 25%:	320	\$40,622,636.75	3.08%	1.90%
> 25%, up to and including 30%:	440	\$70,284,382.33	4.24%	3.28%
> 30%, up to and including 35%:	495	\$86,831,957.89	4.77%	4.05%
> 35%, up to and including 40%:	592	\$115,339,602.63	5.70%	5.38%
> 40%, up to and including 45%:	698	\$136,348,425.96	6.72%	6.36%
> 45%, up to and including 50%:	811	\$168,819,817.33	7.81%	7.88%
> 50%, up to and including 55%:	934	\$205,853,142.63	8.99%	9.60%
> 55%, up to and including 60%:	986	\$227,505,296.83	9.49%	10.61%
> 60%, up to and including 65%:	1,015	\$239,440,944.88	9.77%	11.17%
> 65%, up to and including 70%:	1,056	\$263,348,748.60	10.17%	12.29%
> 70%, up to and including 75%:	798	\$216,146,110.83	7.68%	10.08%
> 75%, up to and including 80%:	691	\$188,792,983.36	6.65%	8.81%
> 80%, up to and including 85%:	279	\$79,825,376.02	2.69%	3.72%
> 85%, up to and including 90%:	107	\$33,606,675.85	1.03%	1.57%
> 90%, up to and including 95%:	5	\$2,240,912.23	0.05%	0.10%
> 95%, up to and including 100%:	1	\$744,081.95	0.01%	0.03%
Total	10,388	\$2,143,446,253.87	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	632	\$8,578,189.52	6.08%	0.40%
> 5%, up to and including 10%:	311	\$24,148,374.75	2.99%	1.13%
> 10%, up to and including 15%:	439	\$50,514,521.81	4.23%	2.36%
> 15%, up to and including 20%:	516	\$76,358,065.60	4.97%	3.56%
> 20%, up to and including 25%:	675	\$117,514,379.04	6.50%	5.48%
> 25%, up to and including 30%:	792	\$153,851,322.51	7.62%	7.18%
> 30%, up to and including 35%:	973	\$204,175,452.46	9.37%	9.53%
> 35%, up to and including 40%:	1,048	\$240,706,614.58	10.09%	11.23%
> 40%, up to and including 45%:	967	\$227,681,292.81	9.31%	10.62%
> 45%, up to and including 50%:	900	\$223,820,320.17	8.66%	10.44%
> 50%, up to and including 55%:	797	\$197,659,930.24	7.67%	9.22%
> 55%, up to and including 60%:	723	\$190,369,688.30	6.96%	8.88%
> 60%, up to and including 65%:	525	\$132,000,607.07	5.05%	6.16%
> 65%, up to and including 70%:	428	\$111,100,200.57	4.12%	5.18%
> 70%, up to and including 75%:	287	\$81,628,599.54	2.76%	3.81%
> 75%, up to and including 80%:	181	\$51,145,110.98	1.74%	2.39%
> 80%, up to and including 85%:	102	\$27,245,956.71	0.98%	1.27%
> 85%, up to and including 90%:	52	\$15,154,817.74	0.50%	0.71%
> 90%, up to and including 95%:	19	\$4,171,080.14	0.18%	0.19%
> 95%, up to and including 100%:	10	\$2,244,837.26	0.10%	0.10%
> 100%, up to and including 105%:	7	\$1,989,592.52	0.07%	0.09%
> 105%, up to and including 110%:	1	\$744,081.95	0.01%	0.03%
> 110%:	3	\$643,217.60	0.03%	0.03%
Total	10,388	\$2,143,446,253.87	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	9,867	\$2,032,132,550.85	94.98%	94.81%
Unindexed Loans	521	\$111,313,703.02	5.02%	5.19%
Total	10,388	\$2,143,446,253.87	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,567	\$32,837,554.76	15.08%	1.53%
> A\$50,000, up to and including A\$100,000:	1,506	\$113,218,558.42	14.50%	5.28%
> A\$100,000, up to and including A\$150,000:	1,425	\$178,211,702.59	13.72%	8.31%
> A\$150,000, up to and including A\$200,000:	1,393	\$243,611,243.73	13.41%	11.37%
> A\$200,000, up to and including A\$250,000:	1,135	\$255,188,818.74	10.93%	11.91%
> A\$250,000, up to and including A\$300,000:	895	\$244,820,682.34	8.62%	11.42%
> A\$300,000, up to and including A\$350,000:	785	\$254,731,583.44	7.56%	11.88%
> A\$350,000, up to and including A\$400,000:	504	\$187,431,200.42	4.85%	8.74%
> A\$400,000, up to and including A\$450,000:	372	\$157,772,864.85	3.58%	7.36%
> A\$450,000, up to and including A\$500,000:	254	\$120,345,552.17	2.45%	5.61%
> A\$500,000, up to and including A\$550,000:	148	\$77,664,621.29	1.42%	3.62%
> A\$550,000, up to and including A\$600,000:	122	\$70,050,983.61	1.17%	3.27%
> A\$600,000, up to and including A\$650,000:	80	\$49,885,568.73	0.77%	2.33%
> A\$650,000, up to and including A\$700,000:	65	\$43,915,746.43	0.63%	2.05%
> A\$700,000, up to and including A\$750,000:	43	\$31,057,921.06	0.41%	1.45%
> A\$750,000, up to and including A\$800,000:	35	\$26,960,965.69	0.34%	1.26%
> A\$800,000, up to and including A\$850,000:	17	\$14,090,350.39	0.16%	0.66%
> A\$850,000, up to and including A\$900,000:	14	\$12,227,545.88	0.13%	0.57%
> A\$900,000, up to and including A\$950,000:	12	\$11,169,883.44	0.12%	0.52%
> A\$950,000, up to and including A\$1,000,000:	11	\$10,770,455.44	0.11%	0.50%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,582,506.02	0.02%	0.12%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,497,422.41	0.01%	0.07%
> A\$1,500,000:	2	\$3,402,522.02	0.02%	0.16%
Total	10,388	\$2,143,446,253.87	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	20	\$8,104,917.45	0.19%	0.38%
> 12 months, up to and including 18 months:	60	\$21,534,354.88	0.58%	1.00%
> 18 months, up to and including 24 months:	76	\$25,269,663.33	0.73%	1.18%
> 24 months, up to and including 30 months:	109	\$35,852,545.92	1.05%	1.67%
> 30 months, up to and including 36 months:	101	\$35,042,867.46	0.97%	1.63%
> 36 months, up to and including 48 months:	820	\$216,082,722.62	7.89%	10.08%
> 48 months, up to and including 60 months:	2,113	\$504,901,219.60	20.34%	23.56%
> 60 months:	7,089	\$1,296,657,962.61	68.24%	60.49%
Total	10,388	\$2,143,446,253.87	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	202	\$42,278,131.64	1.94%	1.97%
New South Wales	2,941	\$720,900,567.76	28.31%	33.63%
Northern Territory	60	\$12,980,848.78	0.58%	0.61%
Queensland	4,705	\$869,337,653.08	45.29%	40.56%
South Australia	307	\$47,124,277.36	2.96%	2.20%
Tasmania	81	\$12,985,797.08	0.78%	0.61%
Victoria	1,122	\$247,611,665.29	10.80%	11.55%
Western Australia	970	\$190,227,312.88	9.34%	8.87%
Total	10,388	\$2,143,446,253.87	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,492	\$492,979,454.66	23.99%	23.00%
Gold Coast	654	\$126,306,792.13	6.30%	5.89%
Sunshine Coast	321	\$64,900,925.98	3.09%	3.03%
Queensland - Other	1,238	\$185,150,480.31	11.92%	8.64%
Sydney Metropolitan	2,168	\$568,505,031.53	20.87%	26.52%
N.S.W. - Other	749	\$147,019,559.13	7.21%	6.86%
Australian Capital Territory	226	\$47,654,108.74	2.18%	2.22%
Melbourne Metropolitan	958	\$221,224,864.48	9.22%	10.32%
Victoria - Other	164	\$26,386,800.81	1.58%	1.23%
Perth Metropolitan	903	\$177,001,058.45	8.69%	8.26%
W.A. - Other	67	\$13,226,254.43	0.64%	0.62%
Adelaide Metropolitan	264	\$40,707,180.46	2.54%	1.90%
S.A. - Other	43	\$6,417,096.90	0.41%	0.30%
Darwin Metropolitan	45	\$9,944,623.15	0.43%	0.46%
N.T. - Other	15	\$3,036,225.63	0.14%	0.14%
Hobart Metropolitan	56	\$9,521,878.21	0.54%	0.44%
Tasmania - Other	25	\$3,463,918.87	0.24%	0.16%
Total	10,388	\$2,143,446,253.87	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	417	\$148,888,842.86	4.01%	6.95%
Principal and Interest	9,971	\$1,994,557,411.01	95.99%	93.05%
Total	10,388	\$2,143,446,253.87	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	53	\$6,220,186.42	0.51%	0.29%
Home Improvement	160	\$30,575,368.96	1.54%	1.43%
Other	956	\$152,383,344.49	9.20%	7.11%
Residential - Detached House	7,329	\$1,539,799,929.00	70.55%	71.84%
Residential - Duplex	17	\$5,610,656.53	0.16%	0.26%
Residential - Established Apartment/Unit/Flat	1,599	\$340,234,100.10	15.39%	15.87%
Residential - New Apartment/Unit/Flat	274	\$68,622,668.37	2.64%	3.20%
Total	10,388	\$2,143,446,253.87	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,232	\$1,684,506,765.10	79.25%	78.59%
QBE	2,095	\$449,757,995.30	20.17%	20.98%
QBE LMI Pool Insurance	61	\$9,181,493.47	0.59%	0.43%
Total	10,388	\$2,143,446,253.87	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	84	\$3,809,254.43	0.81%	0.18%
> 2026, up to and including 2031:	235	\$15,552,887.94	2.26%	0.73%
> 2031, up to and including 2036:	573	\$69,562,440.02	5.52%	3.25%
> 2036, up to and including 2041:	1,264	\$203,853,623.54	12.17%	9.51%
> 2041:	8,232	\$1,850,668,047.94	79.25%	86.34%
Total	10,388	\$2,143,446,253.87	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,748	\$497,809,632.46	16.83%	23.22%
Variable Rate	8,640	\$1,645,636,621.41	83.17%	76.78%
Total	10,388	\$2,143,446,253.87	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	4	\$570,503.38	0.23%	0.11%
2027	1	\$17,366.31	0.06%	0.00%
2028	2	\$222,277.24	0.11%	0.04%
2029	3	\$361,773.56	0.17%	0.07%
2031	8	\$1,069,722.57	0.46%	0.21%
2032	10	\$2,920,561.59	0.57%	0.59%
2033	12	\$1,655,356.33	0.69%	0.33%
2034	12	\$1,840,977.33	0.69%	0.37%
2035	20	\$3,543,484.83	1.14%	0.71%
2036	17	\$3,444,217.45	0.97%	0.69%
2037	20	\$3,901,405.23	1.14%	0.78%
2038	20	\$4,178,784.29	1.14%	0.84%
2039	27	\$5,888,134.22	1.54%	1.18%
2040	34	\$6,450,435.17	1.95%	1.30%
2041	44	\$8,578,296.52	2.52%	1.72%
2042	85	\$20,651,834.53	4.86%	4.15%
2043	105	\$24,542,076.65	6.01%	4.93%
2044	78	\$18,960,828.34	4.46%	3.81%
2045	183	\$42,248,080.02	10.47%	8.49%
2046	161	\$40,532,667.30	9.21%	8.14%
2047	445	\$142,013,864.33	25.46%	28.53%
2048	333	\$110,438,388.45	19.05%	22.18%
2049	66	\$25,354,451.45	3.78%	5.09%
2050	35	\$15,813,054.14	2.00%	3.18%
2051	23	\$12,611,091.23	1.32%	2.53%
Total	1,748	\$497,809,632.46	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	6,012	\$1,380,364,829.70	57.87%	64.40%
> 4.50%, up to and including 5.00%:	2,517	\$467,057,058.52	24.23%	21.79%
> 5.00%, up to and including 5.50%:	1,202	\$193,610,485.89	11.57%	9.03%
> 5.50%, up to and including 6.00%:	396	\$67,200,558.04	3.81%	3.14%
> 6.00%, up to and including 6.50%:	217	\$28,898,897.02	2.09%	1.35%
> 6.50%, up to and including 7.00%:	35	\$3,432,438.81	0.34%	0.16%
> 7.00%, up to and including 7.50%:	8	\$2,622,072.79	0.08%	0.12%
> 7.50%, up to and including 8.00%:	1	\$259,913.10	0.01%	0.01%
Total	10,388	\$2,143,446,253.87	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,310	\$2,121,035,378.46	99.25%	98.95%
> 1 days, up to and including 31 days:	61	\$17,704,722.63	0.59%	0.83%
> 31 days, up to and including 61 days:	7	\$1,797,892.24	0.07%	0.08%
> 61 days, up to and including 90 days:	7	\$1,636,311.91	0.07%	0.08%
> 90 days:	3	\$1,271,948.63	0.03%	0.06%
Total	10,388	\$2,143,446,253.87	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	143	\$39,208,863.88	1.38%	1.83%
Regulated Loans	10,245	\$2,104,237,389.99	98.62%	98.17%
Total	10,388	\$2,143,446,253.87	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	148	\$48,425,372.46	35.49%	32.52%
> 6 months, up to and including 12 months:	49	\$18,052,035.63	11.75%	12.12%
> 12 months, up to and including 24 months:	95	\$34,973,695.63	22.78%	23.49%
> 24 months, up to and including 36 months:	38	\$14,865,967.68	9.11%	9.98%
> 36 months, up to and including 48 months:	32	\$12,373,777.98	7.67%	8.31%
> 48 months, up to and including 60 months:	49	\$18,063,993.48	11.75%	12.13%
> 60 months:	6	\$2,134,000.00	1.44%	1.43%
Total	417	\$148,888,842.86	100%	100%

Covered Bond Programme
Investor Report as at 31 August 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

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