

Monthly Period	
Calculation Period Start Date:	01/07/2022
Calculation Period End Date:	31/07/2022
CBG Payment Date:	15/08/2022

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:	\$2,196,774,830.70
Number of Housing Loans:	10,598
Average Housing Loan Balance:	\$207,263.58
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.44%
Highest Individual Current Loan-to-Value Ratio:	96.59%
Weighted Average Indexed Current Loan-to-Value Ratio:	45.48%
Percentage of Investment Property Loans:	23.02%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.77%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	276
Maximum Remaining Term to Maturity (Months):	351

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:	\$2,031,803,262.65
(a) LTV Adjusted Principal Balance:	\$2,192,415,890.72
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,031,803,262.65
B. Loan Principal Receipts:	\$123,893,546.09
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,155,696,808.74
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 : <sup>1</sup>	110.51%
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	\$55,696,808.74
Guarantee Loan	\$2,264,303,191.26
Total Intercompany Loan	\$2,320,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$5,739,708.51
Principal Receipts for the month:	\$60,903,357.88

<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>
Not Applicable	1	\$0.00	0.01%	0.00%
Up to and including 5%:	411	\$3,319,498.85	3.88%	0.15%
> 5%, up to and including 10%:	211	\$11,338,196.36	1.99%	0.52%
> 10%, up to and including 15%:	251	\$21,022,058.08	2.37%	0.96%
> 15%, up to and including 20%:	278	\$31,401,156.91	2.62%	1.43%
> 20%, up to and including 25%:	323	\$41,063,006.23	3.05%	1.87%
> 25%, up to and including 30%:	449	\$70,536,368.75	4.24%	3.21%
> 30%, up to and including 35%:	500	\$86,198,271.41	4.72%	3.92%
> 35%, up to and including 40%:	572	\$112,669,693.83	5.40%	5.13%
> 40%, up to and including 45%:	737	\$145,366,017.67	6.95%	6.62%
> 45%, up to and including 50%:	805	\$167,658,008.26	7.60%	7.63%
> 50%, up to and including 55%:	940	\$208,686,364.66	8.87%	9.50%
> 55%, up to and including 60%:	1,030	\$239,159,142.88	9.72%	10.89%
> 60%, up to and including 65%:	1,059	\$249,742,880.07	9.99%	11.37%
> 65%, up to and including 70%:	1,062	\$264,726,503.03	10.02%	12.05%
> 70%, up to and including 75%:	823	\$220,496,421.16	7.77%	10.04%
> 75%, up to and including 80%:	705	\$192,788,631.90	6.65%	8.78%
> 80%, up to and including 85%:	319	\$90,507,225.76	3.01%	4.12%
> 85%, up to and including 90%:	115	\$36,655,065.89	1.09%	1.67%
> 90%, up to and including 95%:	6	\$2,696,612.05	0.06%	0.12%
> 95%, up to and including 100%:	1	\$743,706.95	0.01%	0.03%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$0.00	0.01%	0.00%
Up to and including 5%:	621	\$7,927,028.65	5.86%	0.36%
> 5%, up to and including 10%:	333	\$25,588,608.99	3.14%	1.16%
> 10%, up to and including 15%:	411	\$48,686,299.90	3.88%	2.22%
> 15%, up to and including 20%:	547	\$84,454,050.92	5.16%	3.84%
> 20%, up to and including 25%:	706	\$122,604,930.79	6.66%	5.58%
> 25%, up to and including 30%:	819	\$160,836,786.00	7.73%	7.32%
> 30%, up to and including 35%:	993	\$208,506,018.43	9.37%	9.49%
> 35%, up to and including 40%:	1,042	\$238,710,897.41	9.83%	10.87%
> 40%, up to and including 45%:	988	\$239,514,144.58	9.32%	10.90%
> 45%, up to and including 50%:	918	\$224,628,422.24	8.66%	10.23%
> 50%, up to and including 55%:	861	\$212,264,203.19	8.12%	9.66%
> 55%, up to and including 60%:	686	\$181,819,326.63	6.47%	8.28%
> 60%, up to and including 65%:	564	\$146,279,391.73	5.32%	6.66%
> 65%, up to and including 70%:	428	\$105,719,731.18	4.04%	4.81%
> 70%, up to and including 75%:	299	\$84,540,004.49	2.82%	3.85%
> 75%, up to and including 80%:	191	\$53,408,763.86	1.80%	2.43%
> 80%, up to and including 85%:	99	\$26,783,559.91	0.93%	1.22%
> 85%, up to and including 90%:	49	\$13,391,821.48	0.46%	0.61%
> 90%, up to and including 95%:	24	\$6,347,794.32	0.23%	0.29%
> 95%, up to and including 100%:	6	\$1,189,895.09	0.06%	0.05%
> 100%, up to and including 105%:	8	\$2,737,632.67	0.08%	0.12%
> 110%:	4	\$835,518.24	0.04%	0.04%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</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
Not Applicable	1	\$0.00	0.01%	0.00%
Indexed Loans	10,068	\$2,083,382,969.35	95.00%	94.84%
Unindexed Loans	529	\$113,391,861.35	4.99%	5.16%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</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:	1,586	\$33,780,913.24	14.97%	1.54%
> A\$50,000, up to and including A\$100,000:	1,516	\$114,380,025.11	14.30%	5.21%
> A\$100,000, up to and including A\$150,000:	1,464	\$183,042,853.71	13.81%	8.33%
> A\$150,000, up to and including A\$200,000:	1,413	\$247,120,387.84	13.33%	11.25%
> A\$200,000, up to and including A\$250,000:	1,167	\$262,338,215.73	11.01%	11.94%
> A\$250,000, up to and including A\$300,000:	934	\$255,774,354.49	8.81%	11.64%
> A\$300,000, up to and including A\$350,000:	787	\$255,395,881.89	7.43%	11.63%
> A\$350,000, up to and including A\$400,000:	525	\$195,144,127.17	4.95%	8.88%
> A\$400,000, up to and including A\$450,000:	379	\$160,542,879.60	3.58%	7.31%
> A\$450,000, up to and including A\$500,000:	261	\$123,566,785.27	2.46%	5.62%
> A\$500,000, up to and including A\$550,000:	149	\$78,073,839.81	1.41%	3.55%
> A\$550,000, up to and including A\$600,000:	126	\$72,387,447.12	1.19%	3.30%
> A\$600,000, up to and including A\$650,000:	82	\$51,214,160.54	0.77%	2.33%
> A\$650,000, up to and including A\$700,000:	64	\$43,245,028.22	0.60%	1.97%
> A\$700,000, up to and including A\$750,000:	46	\$33,262,322.68	0.43%	1.51%
> A\$750,000, up to and including A\$800,000:	34	\$26,205,900.54	0.32%	1.19%
> A\$800,000, up to and including A\$850,000:	20	\$16,557,013.52	0.19%	0.75%
> A\$850,000, up to and including A\$900,000:	15	\$13,113,908.25	0.14%	0.60%
> A\$900,000, up to and including A\$950,000:	11	\$10,222,202.70	0.10%	0.47%
> A\$950,000, up to and including A\$1,000,000:	13	\$12,758,227.50	0.12%	0.58%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,172,297.08	0.01%	0.05%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,570,779.70	0.02%	0.12%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,499,787.92	0.01%	0.07%
> A\$1,500,000:	2	\$3,405,491.07	0.02%	0.16%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	36	\$13,973,614.04	0.34%	0.64%
> 12 months, up to and including 18 months:	48	\$16,967,727.06	0.45%	0.77%
> 18 months, up to and including 24 months:	91	\$30,265,030.65	0.86%	1.38%
> 24 months, up to and including 30 months:	115	\$37,456,287.19	1.09%	1.71%
> 30 months, up to and including 36 months:	105	\$39,247,194.85	0.99%	1.79%
> 36 months, up to and including 48 months:	941	\$246,157,172.07	8.88%	11.21%
> 48 months, up to and including 60 months:	2,492	\$592,189,735.86	23.51%	26.96%
> 60 months:	6,770	\$1,220,518,068.98	63.88%	55.56%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$0.00	0.01%	0.00%
Australian Capital Territory	202	\$42,358,032.78	1.91%	1.93%
New South Wales	3,003	\$739,914,007.08	28.34%	33.68%
Northern Territory	60	\$13,057,908.76	0.57%	0.59%
Queensland	4,798	\$890,529,977.54	45.27%	40.54%
South Australia	314	\$49,570,424.86	2.96%	2.26%
Tasmania	83	\$13,650,896.54	0.78%	0.62%
Victoria	1,149	\$255,452,561.31	10.84%	11.63%
Western Australia	988	\$192,241,021.83	9.32%	8.75%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$0.00	0.01%	0.00%
Brisbane Metropolitan	2,545	\$506,635,896.03	24.01%	23.06%
Gold Coast	663	\$128,443,497.50	6.26%	5.85%
Sunshine Coast	325	\$66,268,631.09	3.07%	3.02%
Queensland - Other	1,265	\$189,181,952.92	11.94%	8.61%
Sydney Metropolitan	2,215	\$584,806,236.20	20.90%	26.62%
N.S.W. - Other	764	\$149,696,655.18	7.21%	6.81%
Australian Capital Territory	226	\$47,769,148.48	2.13%	2.17%
Melbourne Metropolitan	980	\$228,178,743.88	9.25%	10.39%
Victoria - Other	169	\$27,273,817.43	1.59%	1.24%
Perth Metropolitan	920	\$178,703,374.68	8.68%	8.13%
W.A. - Other	68	\$13,537,647.15	0.64%	0.62%
Adelaide Metropolitan	271	\$43,122,763.05	2.56%	1.96%
S.A. - Other	43	\$6,447,661.81	0.41%	0.29%
Darwin Metropolitan	45	\$10,014,061.12	0.42%	0.46%
N.T. - Other	15	\$3,043,847.64	0.14%	0.14%
Hobart Metropolitan	56	\$9,984,483.59	0.53%	0.45%
Tasmania - Other	27	\$3,666,412.95	0.25%	0.17%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	493	\$173,177,756.66	4.65%	7.88%
Principal and Interest	10,105	\$2,023,597,074.04	95.35%	92.12%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	55	\$6,411,700.81	0.52%	0.29%
Home Improvement	154	\$29,455,317.78	1.45%	1.34%
Other	979	\$157,209,117.07	9.24%	7.16%
Residential - Detached House	7,470	\$1,576,057,601.67	70.48%	71.74%
Residential - Duplex	17	\$5,623,586.06	0.16%	0.26%
Residential - Established Apartment/Unit/Flat	1,643	\$351,843,044.03	15.50%	16.02%
Residential - New Apartment/Unit/Flat	280	\$70,174,463.28	2.64%	3.19%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,384	\$1,722,582,398.20	79.11%	78.41%
QBE	2,151	\$464,709,376.35	20.30%	21.15%
QBE LMI Pool Insurance	63	\$9,483,056.15	0.59%	0.43%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</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:	90	\$3,902,564.89	0.85%	0.18%
> 2026, up to and including 2031:	241	\$16,566,451.49	2.27%	0.75%
> 2031, up to and including 2036:	581	\$71,382,509.64	5.48%	3.25%
> 2036, up to and including 2041:	1,289	\$209,430,126.75	12.16%	9.53%
> 2041:	8,397	\$1,895,493,177.93	79.23%	86.29%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,866	\$530,712,248.23	17.61%	24.16%
Variable Rate	8,732	\$1,666,062,582.47	82.39%	75.84%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	5	\$618,031.96	0.27%	0.12%
2027	2	\$51,555.35	0.11%	0.01%
2028	2	\$226,054.54	0.11%	0.04%
2029	4	\$396,297.12	0.21%	0.07%
2031	8	\$1,079,434.65	0.43%	0.20%
2032	10	\$2,926,787.12	0.54%	0.55%
2033	12	\$1,666,468.99	0.64%	0.31%
2034	12	\$1,853,016.61	0.64%	0.35%
2035	20	\$3,568,957.75	1.07%	0.67%
2036	17	\$3,456,675.03	0.91%	0.65%
2037	21	\$3,968,483.87	1.13%	0.75%
2038	22	\$4,361,161.33	1.18%	0.82%
2039	27	\$5,916,298.62	1.45%	1.11%
2040	34	\$6,482,319.74	1.82%	1.22%
2041	44	\$8,572,911.39	2.36%	1.62%
2042	86	\$20,818,401.17	4.61%	3.92%
2043	111	\$25,708,135.48	5.95%	4.84%
2044	87	\$21,335,275.08	4.66%	4.02%
2045	193	\$44,468,376.49	10.34%	8.38%
2046	168	\$42,101,057.34	9.00%	7.93%
2047	508	\$160,899,818.07	27.22%	30.32%
2048	340	\$112,875,920.76	18.22%	21.27%
2049	72	\$27,884,298.26	3.86%	5.25%
2050	38	\$16,841,180.21	2.04%	3.17%
2051	23	\$12,635,331.30	1.23%	2.38%
<b>Total</b>	<b>1,866</b>	<b>\$530,712,248.23</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%:	8,615	\$1,870,398,719.47	81.29%	85.14%
> 4.50%, up to and including 5.00%:	1,287	\$215,282,948.67	12.14%	9.80%
> 5.00%, up to and including 5.50%:	413	\$69,304,901.32	3.90%	3.15%
> 5.50%, up to and including 6.00%:	242	\$36,267,968.79	2.28%	1.65%
> 6.00%, up to and including 6.50%:	36	\$4,704,262.49	0.34%	0.21%
> 6.50%, up to and including 7.00%:	3	\$209,879.62	0.03%	0.01%
> 7.00%, up to and including 7.50%:	2	\$606,150.34	0.02%	0.03%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,519	\$2,174,887,004.24	99.25%	99.00%
> 1 days, up to and including 31 days:	64	\$17,394,047.43	0.60%	0.79%
> 31 days, up to and including 61 days:	7	\$1,989,867.20	0.07%	0.09%
> 61 days, up to and including 90 days:	7	\$2,261,724.48	0.07%	0.10%
> 90 days:	1	\$242,187.35	0.01%	0.01%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</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	148	\$40,036,332.07	1.40%	1.82%
Regulated Loans	10,450	\$2,156,738,498.63	98.60%	98.18%
<b>Total</b>	<b>10,598</b>	<b>\$2,196,774,830.70</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:	215	\$69,243,516.33	43.61%	39.98%
> 6 months, up to and including 12 months:	54	\$20,322,411.03	10.95%	11.74%
> 12 months, up to and including 24 months:	100	\$35,580,667.10	20.28%	20.55%
> 24 months, up to and including 36 months:	42	\$17,149,994.49	8.52%	9.90%
> 36 months, up to and including 48 months:	30	\$12,074,090.83	6.09%	6.97%
> 48 months, up to and including 60 months:	44	\$16,229,506.77	8.92%	9.37%
> 60 months:	8	\$2,577,570.11	1.62%	1.49%
<b>Total</b>	<b>493</b>	<b>\$173,177,756.66</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 31 July 2022**

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880
<b>Issue Date:</b>	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD	AUD	AUD	AUD
<b>Issue Amount:</b>	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly
<b>Coupon Rate:</b>	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%
<b>NoteType:</b>	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	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:	<a href="mailto:lisa.rawlings@suncorp.com.au">lisa.rawlings@suncorp.com.au</a>	<a href="mailto:christian.graham@suncorp.com.au">christian.graham@suncorp.com.au</a>

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