

Monthly Period	
Calculation Period Start Date:	01/11/2022
Calculation Period End Date:	30/11/2022
CBG Payment Date:	15/12/2022

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:	\$2,917,824,353.68
Number of Housing Loans:	13,707
Average Housing Loan Balance:	\$212,866.01
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.21%
Highest Individual Current Loan-to-Value Ratio:	94.68%
Weighted Average Indexed Current Loan-to-Value Ratio:	47.87%
Percentage of Investment Property Loans:	23.44%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.81%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	274
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:	\$2,697,597,900.71
(a) LTV Adjusted Principal Balance:	\$2,906,415,872.47
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,697,597,900.71
B. Loan Principal Receipts:	\$212,718,660.08
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,910,316,560.79
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,850,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	92.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	109.84%
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	\$60,316,560.79
Guarantee Loan	\$3,069,683,439.21
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$10,336,084.16
Principal Receipts for the month:	\$66,763,851.14

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$201,133.49	0.01%	0.01%
Up to and including 5%:	483	\$4,145,952.36	3.52%	0.14%
> 5%, up to and including 10%:	285	\$14,538,276.24	2.08%	0.50%
> 10%, up to and including 15%:	301	\$25,869,241.36	2.20%	0.89%
> 15%, up to and including 20%:	366	\$41,520,073.79	2.67%	1.42%
> 20%, up to and including 25%:	476	\$61,374,297.27	3.47%	2.10%
> 25%, up to and including 30%:	566	\$90,751,261.73	4.13%	3.11%
> 30%, up to and including 35%:	649	\$113,245,164.62	4.73%	3.88%
> 35%, up to and including 40%:	786	\$153,478,102.63	5.73%	5.26%
> 40%, up to and including 45%:	985	\$205,433,665.13	7.19%	7.04%
> 45%, up to and including 50%:	1,102	\$234,737,321.47	8.04%	8.04%
> 50%, up to and including 55%:	1,191	\$271,561,988.81	8.69%	9.31%
> 55%, up to and including 60%:	1,330	\$313,369,620.95	9.70%	10.74%
> 60%, up to and including 65%:	1,324	\$330,637,787.78	9.66%	11.33%
> 65%, up to and including 70%:	1,440	\$362,048,561.11	10.51%	12.41%
> 70%, up to and including 75%:	1,018	\$272,773,482.23	7.43%	9.35%
> 75%, up to and including 80%:	829	\$239,492,165.25	6.05%	8.21%
> 80%, up to and including 85%:	393	\$117,104,748.00	2.87%	4.01%
> 85%, up to and including 90%:	178	\$63,735,307.32	1.30%	2.18%
> 90%, up to and including 95%:	4	\$1,806,202.14	0.03%	0.06%
Total	13,707	\$2,917,824,353.68	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$201,133.49	0.01%	0.01%
Up to and including 5%:	708	\$9,618,367.47	5.17%	0.33%
> 5%, up to and including 10%:	398	\$28,234,075.41	2.90%	0.97%
> 10%, up to and including 15%:	509	\$56,463,163.85	3.71%	1.94%
> 15%, up to and including 20%:	649	\$89,006,661.37	4.73%	3.05%
> 20%, up to and including 25%:	817	\$139,906,483.25	5.96%	4.79%
> 25%, up to and including 30%:	970	\$188,166,014.35	7.08%	6.45%
> 30%, up to and including 35%:	1,195	\$237,930,639.94	8.72%	8.15%
> 35%, up to and including 40%:	1,346	\$307,907,077.22	9.82%	10.55%
> 40%, up to and including 45%:	1,244	\$298,062,009.69	9.08%	10.22%
> 45%, up to and including 50%:	1,235	\$302,659,246.47	9.01%	10.37%
> 50%, up to and including 55%:	1,033	\$266,824,335.32	7.54%	9.14%
> 55%, up to and including 60%:	1,047	\$268,935,122.08	7.64%	9.22%
> 60%, up to and including 65%:	816	\$218,655,513.50	5.95%	7.49%
> 65%, up to and including 70%:	605	\$164,789,316.90	4.41%	5.65%
> 70%, up to and including 75%:	471	\$134,664,396.53	3.44%	4.62%
> 75%, up to and including 80%:	303	\$92,065,673.17	2.21%	3.16%
> 80%, up to and including 85%:	166	\$51,648,665.62	1.21%	1.77%
> 85%, up to and including 90%:	100	\$32,475,387.35	0.73%	1.11%
> 90%, up to and including 95%:	43	\$15,113,363.86	0.31%	0.52%
> 95%, up to and including 100%:	25	\$6,285,525.21	0.18%	0.22%
> 100%, up to and including 105%:	12	\$4,488,984.76	0.09%	0.15%
> 105%, up to and including 110%:	4	\$1,420,031.49	0.03%	0.05%
> 110%:	10	\$2,303,165.38	0.07%	0.08%
Total	13,707	\$2,917,824,353.68	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	\$201,133.49	0.01%	0.01%
Indexed Loans	13,005	\$2,762,821,583.95	94.88%	94.69%
Unindexed Loans	701	\$154,801,636.24	5.11%	5.31%
Total	13,707	\$2,917,824,353.68	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,965	\$44,617,413.93	14.34%	1.53%
> A\$50,000, up to and including A\$100,000:	1,987	\$149,523,826.59	14.50%	5.12%
> A\$100,000, up to and including A\$150,000:	1,798	\$225,244,305.92	13.12%	7.72%
> A\$150,000, up to and including A\$200,000:	1,804	\$314,852,477.03	13.16%	10.79%
> A\$200,000, up to and including A\$250,000:	1,511	\$339,969,904.41	11.02%	11.65%
> A\$250,000, up to and including A\$300,000:	1,212	\$332,699,428.24	8.84%	11.40%
> A\$300,000, up to and including A\$350,000:	1,017	\$329,779,648.09	7.42%	11.30%
> A\$350,000, up to and including A\$400,000:	692	\$257,801,242.03	5.05%	8.84%
> A\$400,000, up to and including A\$450,000:	529	\$224,099,269.92	3.86%	7.68%
> A\$450,000, up to and including A\$500,000:	372	\$176,261,163.09	2.71%	6.04%
> A\$500,000, up to and including A\$550,000:	228	\$119,676,259.34	1.66%	4.10%
> A\$550,000, up to and including A\$600,000:	184	\$105,563,717.71	1.34%	3.62%
> A\$600,000, up to and including A\$650,000:	121	\$75,521,410.70	0.88%	2.59%
> A\$650,000, up to and including A\$700,000:	88	\$59,365,017.10	0.64%	2.03%
> A\$700,000, up to and including A\$750,000:	64	\$46,136,690.16	0.47%	1.58%
> A\$750,000, up to and including A\$800,000:	52	\$40,199,862.58	0.38%	1.38%
> A\$800,000, up to and including A\$850,000:	26	\$21,413,417.31	0.19%	0.73%
> A\$850,000, up to and including A\$900,000:	20	\$17,403,354.42	0.15%	0.60%
> A\$900,000, up to and including A\$950,000:	21	\$19,333,400.94	0.15%	0.66%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,713,543.89	0.07%	0.33%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,183,701.17	0.01%	0.04%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,580,105.78	0.01%	0.09%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,490,815.66	0.01%	0.05%
> A\$1,500,000:	2	\$3,394,377.67	0.01%	0.12%
Total	13,707	\$2,917,824,353.68	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	457	\$120,244,550.88	3.33%	4.12%
> 18 months, up to and including 24 months:	364	\$106,184,253.14	2.66%	3.64%
> 24 months, up to and including 30 months:	330	\$99,155,829.64	2.41%	3.40%
> 30 months, up to and including 36 months:	282	\$84,672,199.62	2.06%	2.90%
> 36 months, up to and including 48 months:	789	\$220,738,795.02	5.76%	7.57%
> 48 months, up to and including 60 months:	1,776	\$437,914,987.27	12.96%	15.01%
> 60 months:	9,709	\$1,848,913,738.11	70.83%	63.37%
Total	13,707	\$2,917,824,353.68	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$201,133.49	0.01%	0.01%
Australian Capital Territory	276	\$60,983,224.62	2.01%	2.09%
New South Wales	3,763	\$953,055,170.80	27.45%	32.66%
Northern Territory	64	\$13,815,568.15	0.47%	0.47%
Queensland	6,484	\$1,237,096,041.73	47.30%	42.40%
South Australia	337	\$54,983,695.74	2.46%	1.88%
Tasmania	109	\$19,683,165.80	0.80%	0.67%
Victoria	1,525	\$351,894,921.06	11.13%	12.06%
Western Australia	1,148	\$226,111,432.29	8.38%	7.75%
Total	13,707	\$2,917,824,353.68	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$201,133.49	0.01%	0.01%
Brisbane Metropolitan	3,403	\$694,395,304.79	24.83%	23.80%
Gold Coast	923	\$188,664,115.71	6.73%	6.47%
Sunshine Coast	476	\$98,980,542.59	3.47%	3.39%
Queensland - Other	1,682	\$255,056,078.64	12.27%	8.74%
Sydney Metropolitan	2,741	\$746,692,558.69	20.00%	25.59%
N.S.W. - Other	990	\$198,535,913.71	7.22%	6.80%
Australian Capital Territory	308	\$68,809,923.02	2.25%	2.36%
Melbourne Metropolitan	1,276	\$305,679,109.95	9.31%	10.48%
Victoria - Other	249	\$46,215,811.11	1.82%	1.58%
Perth Metropolitan	1,071	\$211,852,998.15	7.81%	7.26%
W.A. - Other	77	\$14,258,434.14	0.56%	0.49%
Adelaide Metropolitan	291	\$47,297,516.49	2.12%	1.62%
S.A. - Other	46	\$7,686,179.25	0.34%	0.26%
Darwin Metropolitan	50	\$11,162,457.29	0.36%	0.38%
N.T. - Other	14	\$2,653,110.86	0.10%	0.09%
Hobart Metropolitan	78	\$15,314,805.50	0.57%	0.52%
Tasmania - Other	31	\$4,368,360.30	0.23%	0.15%
Total	13,707	\$2,917,824,353.68	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	528	\$190,705,744.96	3.85%	6.54%
Principal and Interest	13,179	\$2,727,118,608.72	96.15%	93.46%
Total	13,707	\$2,917,824,353.68	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	162	\$15,555,309.01	1.18%	0.53%
Home Improvement	826	\$189,878,662.81	6.03%	6.51%
Other	1,775	\$325,714,013.94	12.95%	11.16%
Residential - Detached House	8,074	\$1,719,821,474.76	58.90%	58.94%
Residential - Duplex	17	\$5,493,628.24	0.12%	0.19%
Residential - Established Apartment/Unit/Flat	2,596	\$596,457,383.57	18.94%	20.44%
Residential - New Apartment/Unit/Flat	257	\$64,903,881.35	1.87%	2.22%
Total	13,707	\$2,917,824,353.68	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,616	\$2,230,409,279.23	77.45%	76.44%
QBE	2,956	\$668,149,292.03	21.57%	22.90%
QBE LMI Pool Insurance	135	\$19,265,782.42	0.98%	0.66%
Total	13,707	\$2,917,824,353.68	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	100	\$4,237,670.15	0.73%	0.15%
> 2026, up to and including 2031:	452	\$29,168,227.45	3.30%	1.00%
> 2031, up to and including 2036:	887	\$111,371,546.67	6.47%	3.82%
> 2036, up to and including 2041:	1,657	\$283,066,410.22	12.09%	9.70%
> 2041:	10,611	\$2,489,980,499.19	77.41%	85.34%
Total	13,707	\$2,917,824,353.68	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,220	\$635,633,604.03	16.20%	21.78%
Variable Rate	11,487	\$2,282,190,749.65	83.80%	78.22%
Total	13,707	\$2,917,824,353.68	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	4	\$565,540.53	0.18%	0.09%
2027	1	\$16,515.64	0.05%	0.00%
2028	3	\$238,329.67	0.14%	0.04%
2029	4	\$387,898.71	0.18%	0.06%
2030	5	\$390,244.53	0.23%	0.06%
2031	9	\$872,935.41	0.41%	0.14%
2032	12	\$3,038,113.60	0.54%	0.48%
2033	16	\$2,136,388.75	0.72%	0.34%
2034	11	\$1,392,147.44	0.50%	0.22%
2035	23	\$3,625,187.13	1.04%	0.57%
2036	24	\$3,473,118.87	1.08%	0.55%
2037	27	\$4,961,731.77	1.22%	0.78%
2038	20	\$4,435,269.97	0.90%	0.70%
2039	37	\$8,133,791.71	1.67%	1.28%
2040	40	\$8,440,922.10	1.80%	1.33%
2041	55	\$12,173,154.14	2.48%	1.92%
2042	90	\$20,172,008.97	4.05%	3.17%
2043	121	\$28,317,504.27	5.45%	4.46%
2044	108	\$26,835,532.31	4.86%	4.22%
2045	258	\$60,213,558.71	11.62%	9.47%
2046	207	\$54,721,444.01	9.32%	8.61%
2047	358	\$112,915,821.34	16.13%	17.76%
2048	356	\$115,731,027.34	16.04%	18.21%
2049	82	\$28,655,239.21	3.69%	4.51%
2050	85	\$32,191,761.28	3.83%	5.06%
2051	264	\$101,598,416.62	11.89%	15.98%
Total	2,220	\$635,633,604.03	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,134	\$615,150,414.68	15.57%	21.08%
> 4.50%, up to and including 5.00%:	2,144	\$534,641,240.33	15.64%	18.32%
> 5.00%, up to and including 5.50%:	4,615	\$940,315,820.74	33.67%	32.23%
> 5.50%, up to and including 6.00%:	2,818	\$519,789,179.75	20.56%	17.81%
> 6.00%, up to and including 6.50%:	1,255	\$200,169,784.55	9.16%	6.86%
> 6.50%, up to and including 7.00%:	424	\$70,334,496.54	3.09%	2.41%
> 7.00%, up to and including 7.50%:	267	\$31,334,621.94	1.95%	1.07%
> 7.50%, up to and including 8.00%:	44	\$4,192,404.93	0.32%	0.14%
> 8.00%, up to and including 8.50%:	5	\$1,338,279.56	0.04%	0.05%
> 9.00%:	1	\$558,110.66	0.01%	0.02%
Total	13,707	\$2,917,824,353.68	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,604	\$2,888,054,490.66	99.25%	98.98%
> 1 days, up to and including 31 days:	84	\$23,662,032.87	0.61%	0.81%
> 31 days, up to and including 61 days:	12	\$3,580,855.31	0.09%	0.12%
> 61 days, up to and including 90 days:	3	\$1,194,578.19	0.02%	0.04%
> 90 days:	4	\$1,332,396.65	0.03%	0.05%
Total	13,707	\$2,917,824,353.68	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	139	\$37,198,524.20	1.01%	1.27%
Regulated Loans	13,568	\$2,880,625,829.48	98.99%	98.73%
Total	13,707	\$2,917,824,353.68	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	91	\$30,364,786.12	17.23%	15.92%
> 6 months, up to and including 12 months:	84	\$32,755,060.11	15.91%	17.18%
> 12 months, up to and including 24 months:	126	\$47,027,891.44	23.86%	24.66%
> 24 months, up to and including 36 months:	79	\$30,177,980.42	14.96%	15.82%
> 36 months, up to and including 48 months:	73	\$24,122,281.84	13.83%	12.65%
> 48 months, up to and including 60 months:	74	\$25,916,582.60	14.02%	13.59%
> 60 months:	1	\$341,162.43	0.19%	0.18%
Total	528	\$190,705,744.96	100%	100%

Covered Bond Programme
Investor Report as at 30 November 2022

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1	2022-1	2022-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880	AU3FN0072617	AU3CB0293157
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020	17 Oct 2022	17 Oct 2022
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	\$200,000,000	\$550,000,000	\$750,000,000	\$550,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly	Quarterly	Semi-Annual
Coupon Rate:	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%
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	13 Sep 2023	13 Sep 2023	24 Apr 2025	17 Oct 2025	17 Oct 2025

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