

Monthly Period	
Calculation Period Start Date:	01/04/2022
Calculation Period End Date:	30/04/2022
CBG Payment Date:	16/05/2022

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:	\$2,218,154,824.17
Number of Housing Loans:	10,652
Average Housing Loan Balance:	\$208,238.34
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	58.28%
Highest Individual Current Loan-to-Value Ratio:	150.65%
Weighted Average Indexed Current Loan-to-Value Ratio:	46.73%
Percentage of Investment Property Loans:	23.13%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	2.87%
Weighted Average Seasoning (Months):	69
Weighted Average Remaining Term to Maturity (Months):	278
Maximum Remaining Term to Maturity (Months):	341

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:	\$2,051,952,118.27
(a) LTV Adjusted Principal Balance: <span style="float: right;">\$2,213,055,412.49</span>	
(b) Asset Percentage Adjusted Outstanding Principal Balance: <span style="float: right;">\$2,051,952,118.27</span>	
B. Loan Principal Receipts:	\$102,317,988.02
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,154,270,106.29
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>	110.50%
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	\$54,270,106.29
Guarantee Loan	\$2,265,729,893.71
Total Intercompany Loan	\$2,320,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$5,068,963.01
Principal Receipts for the month:	\$47,195,919.70

<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%:	381	\$3,446,454.20	3.58%	0.16%
> 5%, up to and including 10%:	181	\$9,942,307.57	1.70%	0.45%
> 10%, up to and including 15%:	212	\$18,197,543.99	1.99%	0.82%
> 15%, up to and including 20%:	275	\$32,408,822.92	2.58%	1.46%
> 20%, up to and including 25%:	319	\$39,571,771.82	2.99%	1.78%
> 25%, up to and including 30%:	390	\$62,543,662.96	3.66%	2.82%
> 30%, up to and including 35%:	498	\$82,820,331.10	4.68%	3.73%
> 35%, up to and including 40%:	561	\$103,386,032.25	5.27%	4.66%
> 40%, up to and including 45%:	723	\$145,192,501.37	6.79%	6.55%
> 45%, up to and including 50%:	794	\$166,349,680.87	7.45%	7.50%
> 50%, up to and including 55%:	947	\$203,971,492.85	8.89%	9.19%
> 55%, up to and including 60%:	1,005	\$227,432,711.17	9.43%	10.25%
> 60%, up to and including 65%:	1,101	\$260,469,770.26	10.34%	11.74%
> 65%, up to and including 70%:	1,086	\$269,445,678.63	10.20%	12.15%
> 70%, up to and including 75%:	920	\$244,251,868.89	8.64%	11.01%
> 75%, up to and including 80%:	708	\$193,726,132.90	6.65%	8.73%
> 80%, up to and including 85%:	420	\$112,695,282.06	3.94%	5.08%
> 85%, up to and including 90%:	122	\$38,942,331.44	1.15%	1.76%
> 90%, up to and including 95%:	6	\$2,486,003.40	0.06%	0.11%
> 95%, up to and including 100%:	2	\$1,027,636.49	0.02%	0.05%
> 110%:	1	\$11,894.55	0.01%	0.00%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</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%:	568	\$7,907,329.66	5.33%	0.36%
> 5%, up to and including 10%:	261	\$20,488,418.42	2.45%	0.92%
> 10%, up to and including 15%:	390	\$46,176,024.75	3.66%	2.08%
> 15%, up to and including 20%:	520	\$78,890,382.71	4.88%	3.56%
> 20%, up to and including 25%:	666	\$116,699,709.79	6.25%	5.26%
> 25%, up to and including 30%:	751	\$147,791,703.96	7.05%	6.66%
> 30%, up to and including 35%:	979	\$199,579,041.39	9.19%	9.00%
> 35%, up to and including 40%:	992	\$224,492,827.68	9.31%	10.12%
> 40%, up to and including 45%:	981	\$226,026,562.75	9.21%	10.19%
> 45%, up to and including 50%:	1,012	\$248,986,992.84	9.50%	11.22%
> 50%, up to and including 55%:	798	\$196,177,358.39	7.49%	8.84%
> 55%, up to and including 60%:	796	\$206,558,338.82	7.47%	9.31%
> 60%, up to and including 65%:	627	\$160,168,049.58	5.89%	7.22%
> 65%, up to and including 70%:	476	\$117,571,807.33	4.47%	5.30%
> 70%, up to and including 75%:	355	\$95,025,456.36	3.33%	4.28%
> 75%, up to and including 80%:	231	\$61,101,311.28	2.17%	2.75%
> 80%, up to and including 85%:	127	\$33,216,617.19	1.19%	1.50%
> 85%, up to and including 90%:	57	\$14,980,647.55	0.54%	0.68%
> 90%, up to and including 95%:	27	\$7,070,101.33	0.25%	0.32%
> 95%, up to and including 100%:	26	\$6,390,183.09	0.24%	0.29%
> 100%, up to and including 105%:	4	\$967,745.21	0.04%	0.04%
> 105%, up to and including 110%:	3	\$785,394.72	0.03%	0.04%
> 110%:	5	\$1,267,906.89	0.05%	0.06%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</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	10,123	\$2,103,066,432.96	95.03%	94.80%
Unindexed Loans	529	\$115,253,478.73	4.97%	5.20%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</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:	1,511	\$33,676,926.33	14.19%	1.52%
> A\$50,000, up to and including A\$100,000:	1,532	\$115,552,135.36	14.38%	5.21%
> A\$100,000, up to and including A\$150,000:	1,507	\$188,786,174.93	14.15%	8.51%
> A\$150,000, up to and including A\$200,000:	1,421	\$248,176,478.90	13.34%	11.19%
> A\$200,000, up to and including A\$250,000:	1,146	\$257,764,062.30	10.76%	11.62%
> A\$250,000, up to and including A\$300,000:	972	\$265,842,398.55	9.13%	11.98%
> A\$300,000, up to and including A\$350,000:	809	\$262,567,810.60	7.59%	11.84%
> A\$350,000, up to and including A\$400,000:	563	\$209,370,813.63	5.29%	9.44%
> A\$400,000, up to and including A\$450,000:	387	\$164,085,993.99	3.63%	7.40%
> A\$450,000, up to and including A\$500,000:	258	\$122,342,594.58	2.42%	5.52%
> A\$500,000, up to and including A\$550,000:	150	\$78,519,560.94	1.41%	3.54%
> A\$550,000, up to and including A\$600,000:	117	\$67,161,366.45	1.10%	3.03%
> A\$600,000, up to and including A\$650,000:	82	\$51,151,034.99	0.77%	2.31%
> A\$650,000, up to and including A\$700,000:	67	\$45,085,892.80	0.63%	2.03%
> A\$700,000, up to and including A\$750,000:	43	\$31,082,622.70	0.40%	1.40%
> A\$750,000, up to and including A\$800,000:	29	\$22,298,560.35	0.27%	1.01%
> A\$800,000, up to and including A\$850,000:	16	\$13,167,653.11	0.15%	0.59%
> A\$850,000, up to and including A\$900,000:	16	\$13,968,265.15	0.15%	0.63%
> A\$900,000, up to and including A\$950,000:	9	\$8,328,948.37	0.08%	0.38%
> A\$950,000, up to and including A\$1,000,000:	9	\$8,807,104.30	0.08%	0.40%
> A\$1,000,000, up to and including A\$1,100,000:	2	\$2,005,502.52	0.02%	0.09%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,172,912.25	0.01%	0.05%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,276,125.93	0.01%	0.06%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,304,333.53	0.01%	0.06%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,408,362.33	0.01%	0.06%
> A\$1,500,000:	2	\$3,416,276.80	0.02%	0.15%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	114	\$38,728,442.64	1.07%	1.75%
> 24 months, up to and including 30 months:	81	\$28,425,594.82	0.76%	1.28%
> 30 months, up to and including 36 months:	127	\$44,468,201.71	1.19%	2.00%
> 36 months, up to and including 48 months:	1,145	\$293,645,997.67	10.75%	13.24%
> 48 months, up to and including 60 months:	3,086	\$714,674,400.51	28.97%	32.22%
> 60 months:	6,099	\$1,098,377,274.34	57.26%	49.51%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	196	\$41,983,322.12	1.84%	1.89%
New South Wales	3,001	\$744,746,970.53	28.17%	33.57%
Northern Territory	64	\$13,796,426.32	0.60%	0.62%
Queensland	4,824	\$895,832,555.18	45.29%	40.38%
South Australia	333	\$53,307,275.57	3.13%	2.40%
Tasmania	84	\$14,246,583.07	0.79%	0.64%
Victoria	1,140	\$252,903,595.06	10.70%	11.40%
Western Australia	1,010	\$201,503,183.84	9.48%	9.08%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,550	\$506,357,764.20	23.94%	22.83%
Gold Coast	653	\$125,286,113.42	6.13%	5.65%
Sunshine Coast	338	\$67,285,613.99	3.17%	3.03%
Queensland - Other	1,283	\$196,903,063.57	12.04%	8.88%
Sydney Metropolitan	2,199	\$584,442,999.89	20.64%	26.35%
N.S.W. - Other	778	\$154,827,455.23	7.30%	6.98%
Australian Capital Territory	220	\$47,459,837.53	2.07%	2.14%
Melbourne Metropolitan	973	\$226,385,844.37	9.13%	10.21%
Victoria - Other	167	\$26,517,750.69	1.57%	1.20%
Perth Metropolitan	940	\$187,432,188.41	8.82%	8.45%
W.A. - Other	70	\$14,070,995.43	0.66%	0.63%
Adelaide Metropolitan	289	\$46,172,113.55	2.71%	2.08%
S.A. - Other	44	\$7,135,162.02	0.41%	0.32%
Darwin Metropolitan	47	\$10,498,601.72	0.44%	0.47%
N.T. - Other	17	\$3,297,824.60	0.16%	0.15%
Hobart Metropolitan	55	\$10,057,602.75	0.52%	0.45%
Tasmania - Other	29	\$4,188,980.32	0.27%	0.19%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	564	\$189,932,110.13	5.29%	8.56%
Principal and Interest	10,088	\$2,028,387,801.56	94.71%	91.44%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	48	\$5,274,204.94	0.45%	0.24%
Home Improvement	146	\$27,672,579.69	1.37%	1.25%
Other	990	\$160,182,463.60	9.29%	7.22%
Residential - Detached House	7,676	\$1,624,648,008.25	72.06%	73.24%
Residential - Duplex	16	\$5,413,602.39	0.15%	0.24%
Residential - Established Apartment/Unit/Flat	1,483	\$321,996,562.13	13.92%	14.52%
Residential - New Apartment/Unit/Flat	293	\$73,132,490.69	2.75%	3.30%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,413	\$1,732,748,635.39	78.98%	78.11%
QBE	2,180	\$476,449,010.85	20.47%	21.48%
QBE LMI Pool Insurance	59	\$9,122,265.45	0.55%	0.41%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</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:	89	\$3,509,536.57	0.84%	0.16%
> 2026, up to and including 2031:	234	\$16,873,873.49	2.20%	0.76%
> 2031, up to and including 2036:	567	\$72,292,373.20	5.32%	3.26%
> 2036, up to and including 2041:	1,286	\$210,394,631.72	12.07%	9.48%
> 2041:	8,476	\$1,915,249,496.71	79.57%	86.34%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,061	\$582,313,272.70	19.35%	26.25%
Variable Rate	8,591	\$1,636,006,638.99	80.65%	73.75%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2023	1	\$20,188.32	0.05%	0.00%
2024	1	\$12,203.39	0.05%	0.00%
2025	3	\$89,089.71	0.15%	0.02%
2027	3	\$74,829.92	0.15%	0.01%
2028	2	\$237,485.16	0.10%	0.04%
2029	3	\$388,790.80	0.15%	0.07%
2030	1	\$59,862.71	0.05%	0.01%
2031	11	\$1,435,858.72	0.53%	0.25%
2032	12	\$3,237,290.05	0.58%	0.56%
2033	12	\$1,697,938.94	0.58%	0.29%
2034	12	\$1,834,093.34	0.58%	0.31%
2035	20	\$3,853,225.10	0.97%	0.66%
2036	17	\$3,539,617.73	0.82%	0.61%
2037	24	\$4,405,432.95	1.16%	0.76%
2038	23	\$4,466,772.76	1.12%	0.77%
2039	27	\$6,265,749.34	1.31%	1.08%
2040	34	\$6,443,724.16	1.65%	1.11%
2041	41	\$7,715,422.21	1.99%	1.32%
2042	101	\$25,800,796.62	4.90%	4.43%
2043	124	\$29,736,478.53	6.02%	5.11%
2044	101	\$24,922,055.64	4.90%	4.28%
2045	212	\$48,881,219.85	10.29%	8.39%
2046	193	\$48,475,214.07	9.36%	8.32%
2047	616	\$195,275,454.03	29.89%	33.53%
2048	346	\$116,416,007.62	16.79%	19.99%
2049	86	\$31,957,142.19	4.17%	5.49%
2050	35	\$15,071,328.84	1.70%	2.59%
<b>Total</b>	<b>2,061</b>	<b>\$582,313,272.70</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%:	10,541	\$2,196,848,697.93	98.96%	99.03%
> 4.50%, up to and including 5.00%:	101	\$19,526,984.00	0.95%	0.88%
> 5.00%, up to and including 5.50%:	7	\$1,226,879.42	0.07%	0.06%
> 5.50%, up to and including 6.00%:	3	\$717,350.34	0.03%	0.03%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,601	\$2,206,262,647.14	99.52%	99.46%
> 1 days, up to and including 31 days:	38	\$9,010,182.04	0.36%	0.41%
> 31 days, up to and including 61 days:	9	\$2,226,019.47	0.08%	0.10%
> 61 days, up to and including 90 days:	4	\$821,063.04	0.04%	0.04%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</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	139	\$36,588,163.73	1.30%	1.65%
Regulated Loans	10,513	\$2,181,731,747.96	98.70%	98.35%
<b>Total</b>	<b>10,652</b>	<b>\$2,218,319,911.69</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:	261	\$79,363,093.72	46.28%	41.78%
> 6 months, up to and including 12 months:	100	\$36,145,304.38	17.73%	19.03%
> 12 months, up to and including 24 months:	108	\$38,539,579.51	19.15%	20.29%
> 24 months, up to and including 36 months:	34	\$11,456,926.38	6.03%	6.03%
> 36 months, up to and including 48 months:	32	\$13,548,650.65	5.67%	7.13%
> 48 months, up to and including 60 months:	29	\$10,878,555.49	5.14%	5.73%
<b>Total</b>	<b>564</b>	<b>\$189,932,110.13</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 30 April 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

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