

Monthly Period	
Calculation Period Start Date:	01/02/2023
Calculation Period End Date:	28/02/2023
CBG Payment Date:	15/03/2023

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:	\$2,931,048,090.03
Number of Housing Loans:	13,828
Average Housing Loan Balance:	\$211,958.32
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	56.91%
Highest Individual Current Loan-to-Value Ratio:	101.24%
Weighted Average Indexed Current Loan-to-Value Ratio:	48.18%
Percentage of Investment Property Loans:	24.31%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.15%
Weighted Average Seasoning (Months):	73
Weighted Average Remaining Term to Maturity (Months):	272
Maximum Remaining Term to Maturity (Months):	344

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:	\$2,708,054,285.53
(a) LTV Adjusted Principal Balance:	\$2,917,035,420.26
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,708,054,285.53
B. Loan Principal Receipts:	\$199,513,729.29
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,907,568,014.82
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 : <sup>1</sup>	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	\$57,568,014.82
Guarantee Loan	\$3,072,431,985.18
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$10,979,189.70
Principal Receipts for the month:	\$59,582,820.67

<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%:	543	\$6,142,578.42	3.93%	0.21%
> 5%, up to and including 10%:	285	\$14,852,765.53	2.06%	0.51%
> 10%, up to and including 15%:	322	\$26,748,542.29	2.33%	0.91%
> 15%, up to and including 20%:	381	\$42,796,229.90	2.76%	1.46%
> 20%, up to and including 25%:	477	\$64,764,617.22	3.45%	2.21%
> 25%, up to and including 30%:	580	\$93,013,649.19	4.19%	3.17%
> 30%, up to and including 35%:	683	\$118,312,589.80	4.94%	4.04%
> 35%, up to and including 40%:	834	\$161,414,259.42	6.03%	5.51%
> 40%, up to and including 45%:	972	\$200,518,969.78	7.03%	6.84%
> 45%, up to and including 50%:	1,095	\$235,119,008.51	7.92%	8.02%
> 50%, up to and including 55%:	1,169	\$267,202,530.82	8.45%	9.12%
> 55%, up to and including 60%:	1,336	\$321,148,357.41	9.66%	10.96%
> 60%, up to and including 65%:	1,346	\$341,827,990.62	9.73%	11.66%
> 65%, up to and including 70%:	1,394	\$346,606,700.92	10.08%	11.83%
> 70%, up to and including 75%:	1,079	\$287,793,093.12	7.80%	9.82%
> 75%, up to and including 80%:	790	\$228,989,232.36	5.71%	7.81%
> 80%, up to and including 85%:	377	\$113,597,964.55	2.73%	3.88%
> 85%, up to and including 90%:	159	\$58,212,143.08	1.15%	1.99%
> 90%, up to and including 95%:	4	\$1,803,226.57	0.03%	0.06%
> 100%, up to and including 105%:	2	\$183,640.52	0.01%	0.01%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</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%:	778	\$11,749,611.14	5.63%	0.40%
> 5%, up to and including 10%:	402	\$28,597,827.02	2.91%	0.98%
> 10%, up to and including 15%:	510	\$57,892,199.83	3.69%	1.98%
> 15%, up to and including 20%:	604	\$81,515,988.47	4.37%	2.78%
> 20%, up to and including 25%:	870	\$144,508,781.81	6.29%	4.93%
> 25%, up to and including 30%:	998	\$193,339,155.31	7.22%	6.60%
> 30%, up to and including 35%:	1,136	\$234,059,591.13	8.22%	7.99%
> 35%, up to and including 40%:	1,314	\$287,967,389.28	9.50%	9.82%
> 40%, up to and including 45%:	1,273	\$304,961,918.94	9.21%	10.40%
> 45%, up to and including 50%:	1,136	\$269,801,695.79	8.22%	9.20%
> 50%, up to and including 55%:	1,179	\$298,681,562.33	8.53%	10.19%
> 55%, up to and including 60%:	1,049	\$273,654,446.66	7.59%	9.34%
> 60%, up to and including 65%:	810	\$220,557,707.58	5.86%	7.52%
> 65%, up to and including 70%:	633	\$174,903,012.17	4.58%	5.97%
> 70%, up to and including 75%:	467	\$137,432,788.70	3.38%	4.69%
> 75%, up to and including 80%:	298	\$93,422,810.02	2.16%	3.19%
> 80%, up to and including 85%:	180	\$55,329,975.24	1.30%	1.89%
> 85%, up to and including 90%:	82	\$27,726,635.18	0.59%	0.95%
> 90%, up to and including 95%:	54	\$18,199,918.73	0.39%	0.62%
> 95%, up to and including 100%:	26	\$8,064,587.61	0.19%	0.28%
> 100%, up to and including 105%:	8	\$2,320,069.32	0.06%	0.08%
> 105%, up to and including 110%:	9	\$3,916,134.62	0.07%	0.13%
> 110%:	12	\$2,444,283.15	0.09%	0.08%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</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	13,135	\$2,776,719,837.96	94.99%	94.73%
Unindexed Loans	693	\$154,328,252.07	5.01%	5.27%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</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:	2,043	\$44,979,788.57	14.77%	1.53%
> A\$50,000, up to and including A\$100,000:	1,998	\$149,760,801.54	14.45%	5.11%
> A\$100,000, up to and including A\$150,000:	1,805	\$225,802,017.65	13.05%	7.70%
> A\$150,000, up to and including A\$200,000:	1,826	\$318,402,234.12	13.21%	10.86%
> A\$200,000, up to and including A\$250,000:	1,473	\$330,977,907.64	10.65%	11.29%
> A\$250,000, up to and including A\$300,000:	1,225	\$336,407,470.52	8.86%	11.48%
> A\$300,000, up to and including A\$350,000:	1,041	\$337,348,493.93	7.53%	11.51%
> A\$350,000, up to and including A\$400,000:	683	\$254,900,494.00	4.94%	8.70%
> A\$400,000, up to and including A\$450,000:	522	\$221,063,447.20	3.77%	7.54%
> A\$450,000, up to and including A\$500,000:	366	\$173,361,473.44	2.65%	5.91%
> A\$500,000, up to and including A\$550,000:	240	\$126,066,186.19	1.74%	4.30%
> A\$550,000, up to and including A\$600,000:	188	\$107,811,920.55	1.36%	3.68%
> A\$600,000, up to and including A\$650,000:	126	\$78,674,298.27	0.91%	2.68%
> A\$650,000, up to and including A\$700,000:	94	\$63,405,067.11	0.68%	2.16%
> A\$700,000, up to and including A\$750,000:	61	\$44,038,213.64	0.44%	1.50%
> A\$750,000, up to and including A\$800,000:	51	\$39,349,694.15	0.37%	1.34%
> A\$800,000, up to and including A\$850,000:	30	\$24,730,156.37	0.22%	0.84%
> A\$850,000, up to and including A\$900,000:	25	\$21,895,591.90	0.18%	0.75%
> A\$900,000, up to and including A\$950,000:	16	\$14,788,983.04	0.12%	0.50%
> A\$950,000, up to and including A\$1,000,000:	9	\$8,767,698.88	0.07%	0.30%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,367,979.23	0.01%	0.08%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,277,013.78	0.01%	0.04%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,484,200.72	0.01%	0.05%
> A\$1,500,000:	2	\$3,386,957.59	0.01%	0.12%
<b>Total</b>	<b>13,823</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	222	\$62,000,817.58	1.61%	2.12%
> 18 months, up to and including 24 months:	590	\$156,784,276.52	4.27%	5.35%
> 24 months, up to and including 30 months:	332	\$99,860,110.06	2.40%	3.41%
> 30 months, up to and including 36 months:	339	\$100,446,450.82	2.45%	3.43%
> 36 months, up to and including 48 months:	707	\$208,999,059.66	5.11%	7.13%
> 48 months, up to and including 60 months:	1,452	\$365,447,296.93	10.50%	12.47%
> 60 months:	10,186	\$1,937,510,078.46	73.66%	66.10%
<b>Total</b>	<b>13,823</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	265	\$59,252,515.30	1.92%	2.02%
New South Wales	3,756	\$944,370,763.82	27.16%	32.22%
Northern Territory	63	\$13,698,027.09	0.46%	0.47%
Queensland	6,640	\$1,261,389,218.05	48.02%	43.04%
South Australia	334	\$54,697,305.98	2.42%	1.87%
Tasmania	109	\$19,581,304.45	0.79%	0.67%
Victoria	1,546	\$360,983,336.80	11.18%	12.32%
Western Australia	1,115	\$217,075,618.54	8.06%	7.41%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,484	\$707,734,483.35	25.20%	24.15%
Gold Coast	933	\$190,152,991.43	6.75%	6.49%
Sunshine Coast	506	\$105,893,801.09	3.66%	3.61%
Queensland - Other	1,717	\$257,607,942.18	12.42%	8.79%
Sydney Metropolitan	2,731	\$741,188,333.07	19.75%	25.29%
N.S.W. - Other	990	\$194,605,425.06	7.16%	6.64%
Australian Capital Territory	300	\$67,829,520.99	2.17%	2.31%
Melbourne Metropolitan	1,288	\$312,147,244.88	9.31%	10.65%
Victoria - Other	258	\$48,836,091.92	1.87%	1.67%
Perth Metropolitan	1,042	\$203,464,689.84	7.54%	6.94%
W.A. - Other	73	\$13,610,928.70	0.53%	0.46%
Adelaide Metropolitan	288	\$46,655,494.21	2.08%	1.59%
S.A. - Other	46	\$8,041,811.77	0.33%	0.27%
Darwin Metropolitan	49	\$11,055,132.77	0.35%	0.38%
N.T. - Other	14	\$2,642,894.32	0.10%	0.09%
Hobart Metropolitan	82	\$16,091,058.89	0.59%	0.55%
Tasmania - Other	27	\$3,490,245.56	0.20%	0.12%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	525	\$193,668,248.07	3.80%	6.61%
Principal and Interest	13,303	\$2,737,379,841.96	96.20%	93.39%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	172	\$15,894,871.02	1.24%	0.54%
Home Improvement	948	\$221,690,042.78	6.86%	7.56%
Other	1,836	\$328,264,694.92	13.28%	11.20%
Residential - Detached House	8,071	\$1,714,650,069.40	58.37%	58.50%
Residential - Duplex	13	\$4,154,288.83	0.09%	0.14%
Residential - Established Apartment/Unit/Flat	2,534	\$582,002,528.50	18.33%	19.86%
Residential - New Apartment/Unit/Flat	254	\$64,391,594.58	1.84%	2.20%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,677	\$2,233,777,030.81	77.21%	76.21%
QBE	3,016	\$678,288,083.89	21.81%	23.14%
QBE LMI Pool Insurance	135	\$18,982,975.33	0.98%	0.65%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</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:	95	\$4,037,951.73	0.69%	0.14%
> 2026, up to and including 2031:	482	\$29,206,234.12	3.49%	1.00%
> 2031, up to and including 2036:	899	\$109,413,423.02	6.50%	3.73%
> 2036, up to and including 2041:	1,674	\$285,175,178.40	12.11%	9.73%
> 2041:	10,678	\$2,503,215,302.76	77.22%	85.40%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,155	\$618,946,858.10	15.58%	21.12%
Variable Rate	11,673	\$2,312,101,231.93	84.42%	78.88%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>



Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	4	\$561,264.71	0.19%	0.09%
2026	1	\$138,211.16	0.05%	0.02%
2027	1	\$15,505.18	0.05%	0.00%
2028	4	\$292,097.55	0.19%	0.05%
2029	9	\$495,050.77	0.42%	0.08%
2030	6	\$348,248.24	0.28%	0.06%
2031	12	\$1,433,071.22	0.56%	0.23%
2032	12	\$3,007,942.77	0.56%	0.49%
2033	12	\$1,326,038.67	0.56%	0.21%
2034	14	\$1,804,549.36	0.65%	0.29%
2035	23	\$3,619,679.55	1.07%	0.58%
2036	22	\$3,690,976.08	1.02%	0.60%
2037	26	\$4,432,232.42	1.21%	0.72%
2038	23	\$4,880,598.14	1.07%	0.79%
2039	34	\$7,234,499.56	1.58%	1.17%
2040	39	\$8,283,485.57	1.81%	1.34%
2041	58	\$12,504,703.38	2.69%	2.02%
2042	83	\$19,019,657.16	3.85%	3.07%
2043	125	\$28,429,734.14	5.80%	4.59%
2044	110	\$26,998,361.38	5.10%	4.36%
2045	248	\$57,783,139.35	11.51%	9.34%
2046	196	\$53,483,946.44	9.10%	8.64%
2047	322	\$100,383,020.91	14.94%	16.22%
2048	315	\$104,440,906.84	14.62%	16.87%
2049	78	\$27,165,794.24	3.62%	4.39%
2050	90	\$34,567,309.85	4.18%	5.58%
2051	288	\$112,606,833.46	13.36%	18.19%
<b>Total</b>	<b>2,155</b>	<b>\$618,946,858.10</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%:	1,989	\$576,781,268.36	14.38%	19.68%
> 4.50%, up to and including 5.00%:	71	\$22,381,756.02	0.51%	0.76%
> 5.00%, up to and including 5.50%:	3,399	\$815,970,358.12	24.58%	27.84%
> 5.50%, up to and including 6.00%:	4,098	\$812,764,955.55	29.64%	27.73%
> 6.00%, up to and including 6.50%:	2,474	\$441,148,774.73	17.89%	15.05%
> 6.50%, up to and including 7.00%:	1,109	\$166,593,403.41	8.02%	5.68%
> 7.00%, up to and including 7.50%:	386	\$61,804,591.09	2.79%	2.11%
> 7.50%, up to and including 8.00%:	254	\$28,970,358.94	1.84%	0.99%
> 8.00%, up to and including 8.50%:	42	\$3,342,987.44	0.30%	0.11%
> 8.50%, up to and including 9.00%:	5	\$1,289,635.12	0.04%	0.04%
> 9.00%:	1	\$1.25	0.01%	0.00%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,725	\$2,903,628,049.54	99.26%	99.06%
> 1 days, up to and including 31 days:	73	\$19,632,476.55	0.53%	0.67%
> 31 days, up to and including 61 days:	9	\$1,755,024.52	0.07%	0.06%
> 61 days, up to and including 90 days:	15	\$3,667,189.93	0.11%	0.13%
> 90 days:	6	\$2,365,349.49	0.04%	0.08%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</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	131	\$34,949,202.86	0.95%	1.19%
Regulated Loans	13,697	\$2,896,098,887.17	99.05%	98.81%
<b>Total</b>	<b>13,828</b>	<b>\$2,931,048,090.03</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:	78	\$28,168,343.61	14.89%	14.54%
> 6 months, up to and including 12 months:	84	\$32,286,645.14	16.03%	16.67%
> 12 months, up to and including 24 months:	127	\$49,031,996.56	24.24%	25.32%
> 24 months, up to and including 36 months:	82	\$31,242,632.73	15.65%	16.13%
> 36 months, up to and including 48 months:	81	\$27,678,091.70	15.46%	14.29%
> 48 months, up to and including 60 months:	72	\$25,260,537.08	13.74%	13.04%
<b>Total</b>	<b>524</b>	<b>\$193,668,246.82</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 28 February 2023**

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1	2022-1	2022-2
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880	AU3FN0072617	AU3CB0293157
<b>Issue Date:</b>	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020	17 Oct 2022	17 Oct 2022
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	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	\$550,000,000	\$200,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	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	17 Oct 2025	17 Oct 2025

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