

Monthly Period	
Calculation Period Start Date:	01/03/2022
Calculation Period End Date:	31/03/2022
CBG Payment Date:	19/04/2022

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:	\$2,265,509,267.94
Number of Housing Loans:	10,833
Average Housing Loan Balance:	\$209,115.28
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	58.50%
Highest Individual Current Loan-to-Value Ratio:	95.84%
Weighted Average Indexed Current Loan-to-Value Ratio:	46.83%
Percentage of Investment Property Loans:	23.19%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	2.89%
Weighted Average Seasoning (Months):	68
Weighted Average Remaining Term to Maturity (Months):	279
Maximum Remaining Term to Maturity (Months):	342

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:	\$2,095,603,300.54
(a) LTV Adjusted Principal Balance:	\$2,259,980,481.58
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,095,603,300.54
B. Loan Principal Receipts:	\$55,122,068.32
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,150,725,368.86
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	110.51%
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	\$50,725,368.86
Guarantee Loan	\$2,269,274,631.14
Total Intercompany Loan	\$2,320,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$4,673,961.56
Principal Receipts for the month:	\$54,756,694.74

Loan-to-Value Ratio Distribution - Unindexed	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%:	377	\$3,317,947.11	3.48%	0.15%
> 5%, up to and including 10%:	168	\$8,469,981.58	1.55%	0.37%
> 10%, up to and including 15%:	213	\$18,444,132.65	1.97%	0.81%
> 15%, up to and including 20%:	276	\$32,876,149.14	2.55%	1.45%
> 20%, up to and including 25%:	317	\$39,425,364.66	2.93%	1.74%
> 25%, up to and including 30%:	401	\$64,708,672.56	3.70%	2.86%
> 30%, up to and including 35%:	498	\$81,574,252.77	4.60%	3.60%
> 35%, up to and including 40%:	564	\$103,550,425.57	5.21%	4.57%
> 40%, up to and including 45%:	748	\$149,939,224.16	6.90%	6.62%
> 45%, up to and including 50%:	801	\$167,873,158.57	7.39%	7.41%
> 50%, up to and including 55%:	960	\$211,554,383.61	8.86%	9.34%
> 55%, up to and including 60%:	992	\$223,089,262.40	9.16%	9.85%
> 60%, up to and including 65%:	1,124	\$264,778,579.21	10.38%	11.69%
> 65%, up to and including 70%:	1,113	\$275,929,532.12	10.27%	12.18%
> 70%, up to and including 75%:	952	\$251,681,000.22	8.79%	11.11%
> 75%, up to and including 80%:	733	\$201,739,783.37	6.77%	8.90%
> 80%, up to and including 85%:	456	\$121,471,485.05	4.21%	5.36%
> 85%, up to and including 90%:	131	\$41,567,435.92	1.21%	1.83%
> 90%, up to and including 95%:	6	\$2,489,634.91	0.06%	0.11%
> 95%, up to and including 100%:	2	\$1,028,862.36	0.02%	0.05%
Total	10,833	\$2,265,509,267.94	100%	100%

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%:	554	\$7,423,377.67	5.11%	0.33%
> 5%, up to and including 10%:	269	\$21,285,405.72	2.48%	0.94%
> 10%, up to and including 15%:	383	\$45,339,694.03	3.54%	2.00%
> 15%, up to and including 20%:	527	\$80,955,418.83	4.86%	3.57%
> 20%, up to and including 25%:	669	\$116,698,791.92	6.18%	5.15%
> 25%, up to and including 30%:	761	\$151,115,041.50	7.02%	6.67%
> 30%, up to and including 35%:	1,002	\$204,049,537.32	9.25%	9.01%
> 35%, up to and including 40%:	991	\$224,313,994.77	9.15%	9.90%
> 40%, up to and including 45%:	1,028	\$237,621,491.58	9.49%	10.49%
> 45%, up to and including 50%:	1,019	\$251,795,190.25	9.41%	11.11%
> 50%, up to and including 55%:	825	\$202,256,748.45	7.62%	8.93%
> 55%, up to and including 60%:	816	\$211,267,709.04	7.53%	9.33%
> 60%, up to and including 65%:	647	\$164,765,674.10	5.97%	7.27%
> 65%, up to and including 70%:	471	\$117,091,691.57	4.35%	5.17%
> 70%, up to and including 75%:	384	\$102,014,394.27	3.54%	4.50%
> 75%, up to and including 80%:	216	\$57,107,237.69	1.99%	2.52%
> 80%, up to and including 85%:	143	\$37,498,359.52	1.32%	1.66%
> 85%, up to and including 90%:	57	\$15,285,850.28	0.53%	0.67%
> 90%, up to and including 95%:	30	\$7,416,143.38	0.28%	0.33%
> 95%, up to and including 100%:	29	\$7,539,552.63	0.27%	0.33%
> 100%, up to and including 105%:	4	\$735,175.64	0.04%	0.03%
> 105%, up to and including 110%:	3	\$787,715.42	0.03%	0.03%
> 110%:	4	\$1,145,072.36	0.04%	0.05%
Total	10,833	\$2,265,509,267.94	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	\$0.00	0.01%	0.00%
Indexed Loans	10,298	\$2,148,422,087.40	95.06%	94.83%
Unindexed Loans	534	\$117,087,180.54	4.93%	5.17%
Total	10,833	\$2,265,509,267.94	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,513	\$33,983,618.67	13.97%	1.50%
> A\$50,000, up to and including A\$100,000:	1,559	\$117,708,664.77	14.39%	5.20%
> A\$100,000, up to and including A\$150,000:	1,527	\$191,545,728.40	14.10%	8.45%
> A\$150,000, up to and including A\$200,000:	1,455	\$254,333,607.53	13.43%	11.23%
> A\$200,000, up to and including A\$250,000:	1,165	\$261,902,692.65	10.75%	11.56%
> A\$250,000, up to and including A\$300,000:	990	\$270,730,744.72	9.14%	11.95%
> A\$300,000, up to and including A\$350,000:	825	\$267,701,855.21	7.62%	11.82%
> A\$350,000, up to and including A\$400,000:	579	\$215,492,462.25	5.34%	9.51%
> A\$400,000, up to and including A\$450,000:	398	\$168,864,824.75	3.67%	7.45%
> A\$450,000, up to and including A\$500,000:	263	\$124,672,649.67	2.43%	5.50%
> A\$500,000, up to and including A\$550,000:	153	\$80,002,136.94	1.41%	3.53%
> A\$550,000, up to and including A\$600,000:	123	\$70,595,209.98	1.14%	3.12%
> A\$600,000, up to and including A\$650,000:	82	\$51,161,411.69	0.76%	2.26%
> A\$650,000, up to and including A\$700,000:	68	\$45,788,288.09	0.63%	2.02%
> A\$700,000, up to and including A\$750,000:	43	\$31,107,674.13	0.40%	1.37%
> A\$750,000, up to and including A\$800,000:	30	\$23,116,850.13	0.28%	1.02%
> A\$800,000, up to and including A\$850,000:	16	\$13,209,218.70	0.15%	0.58%
> A\$850,000, up to and including A\$900,000:	16	\$13,999,922.28	0.15%	0.62%
> A\$900,000, up to and including A\$950,000:	10	\$9,222,130.13	0.09%	0.41%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,763,206.72	0.09%	0.43%
> A\$1,000,000, up to and including A\$1,100,000:	2	\$2,013,452.85	0.02%	0.09%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,180,202.46	0.01%	0.05%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,273,845.93	0.01%	0.06%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,307,527.84	0.01%	0.06%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,411,423.07	0.01%	0.06%
> A\$1,500,000:	2	\$3,419,918.38	0.02%	0.15%
Total	10,833	\$2,265,509,267.94	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	8	\$3,006,280.15	0.07%	0.13%
> 18 months, up to and including 24 months:	122	\$40,139,131.77	1.13%	1.77%
> 24 months, up to and including 30 months:	84	\$32,471,767.04	0.78%	1.43%
> 30 months, up to and including 36 months:	165	\$52,115,713.22	1.52%	2.30%
> 36 months, up to and including 48 months:	1,200	\$304,188,018.26	11.08%	13.43%
> 48 months, up to and including 60 months:	3,148	\$729,711,046.48	29.06%	32.21%
> 60 months:	6,106	\$1,103,877,311.02	56.36%	48.73%
Total	10,833	\$2,265,509,267.94	100%	100%

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	198	\$42,595,531.67	1.83%	1.88%
New South Wales	3,051	\$760,733,502.01	28.16%	33.58%
Northern Territory	64	\$13,832,631.30	0.59%	0.61%
Queensland	4,907	\$915,370,408.73	45.30%	40.40%
South Australia	342	\$55,171,510.50	3.16%	2.44%
Tasmania	84	\$14,256,487.00	0.78%	0.63%
Victoria	1,160	\$258,611,505.96	10.71%	11.42%
Western Australia	1,026	\$204,937,690.77	9.47%	9.05%
Total	10,833	\$2,265,509,267.94	100%	100%

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	2,592	\$516,273,117.67	23.93%	22.79%
Gold Coast	663	\$128,343,113.69	6.12%	5.67%
Sunshine Coast	342	\$68,786,420.18	3.16%	3.04%
Queensland - Other	1,310	\$201,967,757.19	12.09%	8.91%
Sydney Metropolitan	2,239	\$597,260,806.48	20.67%	26.36%
N.S.W. - Other	788	\$158,002,533.45	7.27%	6.97%
Australian Capital Territory	222	\$48,065,693.75	2.05%	2.12%
Melbourne Metropolitan	988	\$231,587,693.11	9.12%	10.22%
Victoria - Other	172	\$27,023,812.85	1.59%	1.19%
Perth Metropolitan	955	\$190,821,220.21	8.82%	8.42%
W.A. - Other	71	\$14,116,470.56	0.66%	0.62%
Adelaide Metropolitan	298	\$48,007,580.86	2.75%	2.12%
S.A. - Other	44	\$7,163,929.64	0.41%	0.32%
Darwin Metropolitan	47	\$10,535,788.90	0.43%	0.47%
N.T. - Other	17	\$3,296,842.40	0.16%	0.15%
Hobart Metropolitan	55	\$10,038,493.49	0.51%	0.44%
Tasmania - Other	29	\$4,217,993.51	0.27%	0.19%
Total	10,833	\$2,265,509,267.94	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	581	\$196,559,708.30	5.36%	8.68%
Principal and Interest	10,252	\$2,068,949,559.64	94.64%	91.32%
Total	10,833	\$2,265,509,267.94	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	48	\$5,576,039.62	0.44%	0.25%
Home Improvement	144	\$27,232,798.85	1.33%	1.20%
Other	1,012	\$164,925,874.30	9.34%	7.28%
Residential - Detached House	7,801	\$1,657,746,593.72	72.01%	73.17%
Residential - Duplex	16	\$5,446,532.65	0.15%	0.24%
Residential - Established Apartment/Unit/Flat	1,509	\$329,109,135.21	13.93%	14.53%
Residential - New Apartment/Unit/Flat	303	\$75,472,293.59	2.80%	3.33%
Total	10,833	\$2,265,509,267.94	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,550	\$1,771,490,631.79	78.93%	78.19%
QBE	2,221	\$484,383,851.34	20.50%	21.38%
QBE LMI Pool Insurance	62	\$9,634,784.81	0.57%	0.43%
Total	10,833	\$2,265,509,267.94	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	92	\$3,709,752.77	0.85%	0.16%
> 2026, up to and including 2031:	235	\$17,154,344.00	2.17%	0.76%
> 2031, up to and including 2036:	573	\$74,264,429.17	5.29%	3.28%
> 2036, up to and including 2041:	1,309	\$215,441,355.44	12.08%	9.51%
> 2041:	8,624	\$1,954,939,386.56	79.61%	86.29%
Total	10,833	\$2,265,509,267.94	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,118	\$603,824,024.88	19.55%	26.65%
Variable Rate	8,715	\$1,661,685,243.06	80.45%	73.35%
Total	10,833	\$2,265,509,267.94	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2023	1	\$22,000.00	0.05%	0.00%
2024	1	\$13,197.45	0.05%	0.00%
2025	3	\$91,711.89	0.14%	0.02%
2027	3	\$75,917.43	0.14%	0.01%
2028	2	\$241,084.69	0.09%	0.04%
2029	3	\$393,620.40	0.14%	0.07%
2030	1	\$61,140.49	0.05%	0.01%
2031	11	\$1,447,638.86	0.52%	0.24%
2032	12	\$3,247,594.68	0.57%	0.54%
2033	12	\$1,708,108.83	0.57%	0.28%
2034	12	\$1,847,336.33	0.57%	0.31%
2035	22	\$4,101,051.24	1.04%	0.68%
2036	18	\$3,701,970.38	0.85%	0.61%
2037	24	\$4,701,596.67	1.13%	0.78%
2038	24	\$4,612,016.28	1.13%	0.76%
2039	27	\$6,292,860.02	1.27%	1.04%
2040	35	\$6,577,865.45	1.65%	1.09%
2041	41	\$8,039,853.03	1.94%	1.33%
2042	104	\$26,476,689.68	4.91%	4.38%
2043	125	\$30,009,692.05	5.90%	4.97%
2044	105	\$26,172,239.13	4.96%	4.33%
2045	216	\$50,147,207.28	10.20%	8.30%
2046	205	\$52,752,107.73	9.68%	8.74%
2047	630	\$201,188,065.91	29.75%	33.32%
2048	350	\$118,062,111.37	16.53%	19.55%
2049	96	\$36,739,665.24	4.53%	6.08%
2050	35	\$15,099,682.37	1.65%	2.50%
Total	2,118	\$603,824,024.88	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	10,728	\$2,245,430,322.09	99.03%	99.11%
> 4.50%, up to and including 5.00%:	94	\$17,807,685.84	0.87%	0.79%
> 5.00%, up to and including 5.50%:	7	\$859,264.13	0.06%	0.04%
> 5.50%, up to and including 6.00%:	4	\$1,411,995.88	0.04%	0.06%
Total	10,833	\$2,265,509,267.94	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,771	\$2,251,161,997.36	99.43%	99.37%
> 1 days, up to and including 31 days:	50	\$11,176,334.94	0.46%	0.49%
> 31 days, up to and including 61 days:	9	\$2,532,767.89	0.08%	0.11%
> 61 days, up to and including 90 days:	3	\$638,167.75	0.03%	0.03%
Total	10,833	\$2,265,509,267.94	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	140	\$36,593,354.01	1.29%	1.62%
Regulated Loans	10,693	\$2,228,915,913.93	98.71%	98.38%
Total	10,833	\$2,265,509,267.94	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	241	\$74,548,266.21	41.48%	37.93%
> 6 months, up to and including 12 months:	131	\$46,603,509.44	22.55%	23.71%
> 12 months, up to and including 24 months:	112	\$39,653,082.44	19.28%	20.17%
> 24 months, up to and including 36 months:	37	\$12,375,974.05	6.37%	6.30%
> 36 months, up to and including 48 months:	31	\$13,417,512.24	5.34%	6.83%
> 48 months, up to and including 60 months:	29	\$9,961,363.92	4.99%	5.07%
Total	581	\$196,559,708.30	100%	100%

Covered Bond Programme
Investor Report as at 31 March 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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