

Monthly Period	
Calculation Period Start Date:	01/11/2023
Calculation Period End Date:	30/11/2023
CBG Payment Date:	15/12/2023

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:	\$3,181,674,209.99
Number of Housing Loans:	14,408
Average Housing Loan Balance:	\$220,825.98
Maximum Housing Loan Balance:	\$1,508,594.80
Weighted Average Current Loan-to-Value Ratio:	56.36%
Highest Individual Current Loan-to-Value Ratio:	125.72%
Weighted Average Indexed Current Loan-to-Value Ratio:	47.92%
Percentage of Investment Property Loans:	25.31%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.95%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	272
Maximum Remaining Term to Maturity (Months):	346

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:	\$3,019,204,460.21
(a) LTV Adjusted Principal Balance:	\$3,166,826,228.34
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,019,204,460.21
B. Loan Principal Receipts:	\$218,818,961.22
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,238,023,421.43
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	96.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : <sup>1</sup>	109.69%
By Law:	103.00%
Contractual Minimum:	103.63%
Current Contractual:	103.63%

1. (Housing Loan Pool Size + Loan Principal Receipts) / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

**Funding Summary**

Demand Loan	\$138,023,421.43
Guarantee Loan	\$3,261,976,578.57
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$13,867,538.66
Principal Receipts for the month:	\$71,544,612.93

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$324,231.10	0.01%	0.01%
Up to and including 5%:	599	\$5,949,716.25	4.16%	0.19%
> 5%, up to and including 10%:	334	\$17,425,680.69	2.32%	0.55%
> 10%, up to and including 15%:	374	\$34,717,110.21	2.60%	1.09%
> 15%, up to and including 20%:	428	\$49,069,885.00	2.97%	1.54%
> 20%, up to and including 25%:	524	\$76,592,503.54	3.64%	2.41%
> 25%, up to and including 30%:	639	\$106,998,235.22	4.44%	3.36%
> 30%, up to and including 35%:	753	\$131,618,510.51	5.23%	4.14%
> 35%, up to and including 40%:	974	\$197,924,487.57	6.76%	6.22%
> 40%, up to and including 45%:	1,023	\$221,223,634.22	7.10%	6.95%
> 45%, up to and including 50%:	1,157	\$269,610,662.09	8.03%	8.47%
> 50%, up to and including 55%:	1,255	\$294,691,246.26	8.71%	9.26%
> 55%, up to and including 60%:	1,274	\$326,915,645.50	8.84%	10.27%
> 60%, up to and including 65%:	1,363	\$357,613,824.42	9.46%	11.24%
> 65%, up to and including 70%:	1,338	\$365,794,491.27	9.29%	11.50%
> 70%, up to and including 75%:	1,037	\$289,643,540.66	7.20%	9.10%
> 75%, up to and including 80%:	705	\$216,787,917.55	4.89%	6.81%
> 80%, up to and including 85%:	382	\$124,554,626.02	2.65%	3.91%
> 85%, up to and including 90%:	241	\$92,490,571.27	1.67%	2.91%
> 90%, up to and including 95%:	2	\$125,812.65	0.01%	0.00%
> 95%, up to and including 100%:	2	\$793,720.25	0.01%	0.02%
> 105%, up to and including 110%:	1	\$227,796.49	0.01%	0.01%
> 110%:	2	\$580,361.25	0.01%	0.02%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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	\$324,231.10	0.01%	0.01%
Up to and including 5%:	840	\$12,855,976.58	5.83%	0.40%
> 5%, up to and including 10%:	493	\$36,772,415.29	3.42%	1.16%
> 10%, up to and including 15%:	593	\$67,538,819.80	4.12%	2.12%
> 15%, up to and including 20%:	803	\$116,791,781.69	5.57%	3.67%
> 20%, up to and including 25%:	873	\$156,331,153.46	6.06%	4.91%
> 25%, up to and including 30%:	1,138	\$221,063,206.43	7.90%	6.95%
> 30%, up to and including 35%:	1,271	\$264,187,580.42	8.82%	8.30%
> 35%, up to and including 40%:	1,289	\$298,993,444.72	8.95%	9.40%
> 40%, up to and including 45%:	1,245	\$308,357,219.16	8.64%	9.69%
> 45%, up to and including 50%:	1,140	\$294,814,615.43	7.91%	9.27%
> 50%, up to and including 55%:	1,114	\$298,806,695.08	7.73%	9.39%
> 55%, up to and including 60%:	920	\$252,724,019.44	6.39%	7.94%
> 60%, up to and including 65%:	788	\$240,064,049.01	5.47%	7.55%
> 65%, up to and including 70%:	698	\$213,320,443.02	4.84%	6.70%
> 70%, up to and including 75%:	488	\$147,528,678.93	3.39%	4.64%
> 75%, up to and including 80%:	326	\$113,781,793.61	2.26%	3.58%
> 80%, up to and including 85%:	194	\$66,897,619.62	1.35%	2.10%
> 85%, up to and including 90%:	111	\$41,730,068.38	0.77%	1.31%
> 90%, up to and including 95%:	34	\$12,493,337.28	0.24%	0.39%
> 95%, up to and including 100%:	26	\$7,971,464.54	0.18%	0.25%
> 100%, up to and including 105%:	11	\$3,922,496.26	0.08%	0.12%
> 105%, up to and including 110%:	5	\$2,300,230.65	0.03%	0.07%
> 110%:	7	\$2,102,870.09	0.05%	0.07%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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	\$324,231.10	0.01%	0.01%
Indexed Loans	13,663	\$3,017,319,753.84	94.83%	94.83%
Unindexed Loans	744	\$164,030,225.05	5.16%	5.16%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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:	2,157	\$48,844,541.73	14.97%	1.54%
> A\$50,000, up to and including A\$100,000:	1,986	\$147,789,178.65	13.78%	4.65%
> A\$100,000, up to and including A\$150,000:	1,789	\$224,281,430.12	12.42%	7.05%
> A\$150,000, up to and including A\$200,000:	1,775	\$309,292,746.25	12.32%	9.72%
> A\$200,000, up to and including A\$250,000:	1,469	\$330,820,220.87	10.20%	10.40%
> A\$250,000, up to and including A\$300,000:	1,334	\$366,087,507.36	9.26%	11.51%
> A\$300,000, up to and including A\$350,000:	1,085	\$351,659,426.65	7.53%	11.05%
> A\$350,000, up to and including A\$400,000:	778	\$290,883,555.34	5.40%	9.14%
> A\$400,000, up to and including A\$450,000:	535	\$226,430,894.32	3.71%	7.12%
> A\$450,000, up to and including A\$500,000:	430	\$203,769,862.24	2.98%	6.40%
> A\$500,000, up to and including A\$550,000:	298	\$156,557,384.75	2.07%	4.92%
> A\$550,000, up to and including A\$600,000:	220	\$126,064,637.12	1.53%	3.96%
> A\$600,000, up to and including A\$650,000:	163	\$101,763,473.38	1.13%	3.20%
> A\$650,000, up to and including A\$700,000:	127	\$85,599,108.34	0.88%	2.69%
> A\$700,000, up to and including A\$750,000:	77	\$55,831,911.14	0.53%	1.75%
> A\$750,000, up to and including A\$800,000:	66	\$50,939,073.05	0.46%	1.60%
> A\$800,000, up to and including A\$850,000:	46	\$37,999,142.21	0.32%	1.19%
> A\$850,000, up to and including A\$900,000:	38	\$33,147,418.47	0.26%	1.04%
> A\$900,000, up to and including A\$950,000:	21	\$19,366,732.06	0.15%	0.61%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,692,638.06	0.07%	0.30%
> A\$1,000,000, up to and including A\$1,100,000:	1	\$1,020,902.44	0.01%	0.03%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,323,830.64	0.01%	0.07%
> A\$1,500,000:	1	\$1,508,594.80	0.01%	0.05%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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:	658	\$205,706,410.77	4.57%	6.47%
> 18 months, up to and including 24 months:	725	\$234,603,218.55	5.03%	7.37%
> 24 months, up to and including 30 months:	856	\$228,774,741.26	5.94%	7.19%
> 30 months, up to and including 36 months:	582	\$172,441,806.38	4.04%	5.42%
> 36 months, up to and including 48 months:	1,051	\$320,550,600.15	7.29%	10.07%
> 48 months, up to and including 60 months:	944	\$261,760,125.65	6.55%	8.23%
> 60 months:	9,592	\$1,757,837,307.23	66.57%	55.25%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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	\$324,231.10	0.01%	0.01%
Australian Capital Territory	301	\$77,504,736.05	2.09%	2.44%
New South Wales	3,620	\$924,046,225.99	25.12%	29.04%
Northern Territory	53	\$11,723,130.24	0.37%	0.37%
Queensland	7,050	\$1,410,099,374.21	48.93%	44.32%
South Australia	385	\$71,727,988.40	2.67%	2.25%
Tasmania	142	\$28,989,604.42	0.99%	0.91%
Victoria	1,685	\$424,146,877.11	11.69%	13.33%
Western Australia	1,171	\$233,112,042.47	8.13%	7.33%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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	\$324,231.10	0.01%	0.01%
Brisbane Metropolitan	3,661	\$783,169,372.72	25.41%	24.62%
Gold Coast	915	\$196,843,662.55	6.35%	6.19%
Sunshine Coast	525	\$115,511,082.64	3.64%	3.63%
Queensland - Other	1,949	\$314,575,256.30	13.53%	9.89%
Sydney Metropolitan	2,510	\$688,313,435.57	17.42%	21.63%
N.S.W. - Other	1,066	\$225,370,348.92	7.40%	7.08%
Australian Capital Territory	345	\$87,867,177.55	2.39%	2.76%
Melbourne Metropolitan	1,379	\$358,067,133.00	9.57%	11.25%
Victoria - Other	306	\$66,079,744.11	2.12%	2.08%
Perth Metropolitan	1,083	\$213,908,366.01	7.52%	6.72%
W.A. - Other	88	\$19,203,676.46	0.61%	0.60%
Adelaide Metropolitan	315	\$58,880,870.53	2.19%	1.85%
S.A. - Other	70	\$12,847,117.87	0.49%	0.40%
Darwin Metropolitan	46	\$10,430,390.33	0.32%	0.33%
N.T. - Other	7	\$1,292,739.91	0.05%	0.04%
Hobart Metropolitan	104	\$22,275,277.98	0.72%	0.70%
Tasmania - Other	38	\$6,714,326.44	0.26%	0.21%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	599	\$228,871,060.35	4.16%	7.19%
Principal and Interest	13,809	\$2,952,803,149.64	95.84%	92.81%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	213	\$21,035,299.88	1.48%	0.66%
Home Improvement	1,328	\$320,503,561.86	9.22%	10.07%
Other	2,275	\$416,074,392.53	15.79%	13.08%
Residential - Detached House	8,091	\$1,823,970,147.83	56.16%	57.33%
Residential - Duplex	5	\$876,274.50	0.03%	0.03%
Residential - Established Apartment/Unit/Flat	2,272	\$541,752,436.76	15.77%	17.03%
Residential - New Apartment/Unit/Flat	224	\$57,462,096.63	1.55%	1.81%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,903	\$2,387,140,779.51	75.67%	75.03%
QBE	3,257	\$761,178,856.46	22.61%	23.92%
QBE LMI Pool Insurance	248	\$33,354,574.02	1.72%	1.05%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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:	66	\$2,620,560.31	0.46%	0.08%
> 2026, up to and including 2031:	542	\$30,138,770.32	3.76%	0.95%
> 2031, up to and including 2036:	1,039	\$117,245,845.68	7.21%	3.69%
> 2036, up to and including 2041:	1,736	\$291,036,865.36	12.05%	9.15%
> 2041:	11,025	\$2,740,632,168.32	76.52%	86.14%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,086	\$606,183,768.31	14.48%	19.05%
Variable Rate	12,322	\$2,575,490,441.68	85.52%	80.95%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</b>	<b>100%</b>	<b>100%</b>



Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	3	\$444,594.02	0.14%	0.07%
2027	2	\$92,360.10	0.10%	0.02%
2028	6	\$485,026.34	0.29%	0.08%
2029	10	\$607,070.34	0.48%	0.10%
2030	10	\$706,154.53	0.48%	0.12%
2031	10	\$740,794.73	0.48%	0.12%
2032	12	\$1,465,824.26	0.58%	0.24%
2033	14	\$1,689,307.31	0.67%	0.28%
2034	18	\$2,139,751.09	0.86%	0.35%
2035	22	\$3,589,573.92	1.05%	0.59%
2036	27	\$5,281,676.55	1.29%	0.87%
2037	26	\$3,744,698.71	1.25%	0.62%
2038	27	\$4,697,932.69	1.29%	0.78%
2039	40	\$7,415,089.72	1.92%	1.22%
2040	37	\$7,727,747.78	1.77%	1.27%
2041	60	\$12,865,186.31	2.88%	2.12%
2042	93	\$19,629,290.11	4.46%	3.24%
2043	117	\$24,532,740.81	5.61%	4.05%
2044	128	\$30,982,076.34	6.14%	5.11%
2045	197	\$43,736,114.36	9.44%	7.21%
2046	221	\$61,006,081.00	10.59%	10.06%
2047	141	\$45,182,721.06	6.76%	7.45%
2048	109	\$34,334,510.22	5.23%	5.66%
2049	126	\$45,922,009.01	6.04%	7.58%
2050	120	\$46,077,753.14	5.75%	7.60%
2051	352	\$137,181,927.16	16.87%	22.63%
2052	158	\$63,905,756.70	7.57%	10.54%
<b>Total</b>	<b>2,086</b>	<b>\$606,183,768.31</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%:	1,622	\$488,521,570.35	11.26%	15.35%
> 4.50%, up to and including 5.00%:	54	\$14,331,969.81	0.37%	0.45%
> 5.00%, up to and including 5.50%:	149	\$36,743,955.98	1.03%	1.15%
> 5.50%, up to and including 6.00%:	242	\$67,251,291.97	1.68%	2.11%
> 6.00%, up to and including 6.50%:	5,733	\$1,419,582,296.54	39.79%	44.62%
> 6.50%, up to and including 7.00%:	3,532	\$708,737,398.85	24.51%	22.28%
> 7.00%, up to and including 7.50%:	1,699	\$276,566,604.48	11.79%	8.69%
> 7.50%, up to and including 8.00%:	808	\$105,357,992.01	5.61%	3.31%
> 8.00%, up to and including 8.50%:	295	\$39,701,321.88	2.05%	1.25%
> 8.50%, up to and including 9.00%:	235	\$22,022,674.24	1.63%	0.69%
> 9.00%:	39	\$2,857,133.88	0.27%	0.09%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,293	\$3,146,613,589.90	99.20%	98.90%
> 1 days, up to and including 31 days:	80	\$24,324,403.70	0.56%	0.76%
> 31 days, up to and including 61 days:	14	\$4,639,299.34	0.10%	0.15%
> 61 days, up to and including 90 days:	11	\$3,279,550.32	0.08%	0.10%
> 90 days:	10	\$2,817,366.73	0.07%	0.09%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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	81	\$25,692,164.77	0.56%	0.81%
Regulated Loans	14,327	\$3,155,982,045.22	99.44%	99.19%
<b>Total</b>	<b>14,408</b>	<b>\$3,181,674,209.99</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:	97	\$33,523,241.20	16.19%	14.65%
> 6 months, up to and including 12 months:	92	\$37,162,518.37	15.36%	16.24%
> 12 months, up to and including 24 months:	128	\$51,449,617.79	21.37%	22.48%
> 24 months, up to and including 36 months:	107	\$41,538,122.70	17.86%	18.15%
> 36 months, up to and including 48 months:	153	\$56,802,059.03	25.54%	24.82%
> 48 months, up to and including 60 months:	22	\$8,395,501.26	3.67%	3.67%
<b>Total</b>	<b>599</b>	<b>\$228,871,060.35</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 30 November 2023**

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2020-1	2022-1	2022-2	2023-1	2023-2
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0053880	AU3FN0072617	AU3CB0293157	AU3FN0079406	AU3CB0300804
<b>Issue Date:</b>	24 Aug 2016	08 Dec 2016	24 Aug 2017	27 Apr 2020	17 Oct 2022	17 Oct 2022	12 Jul 2023	12 Jul 2023
<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	\$750,000,000	\$550,000,000	\$200,000,000	\$800,000,000	\$200,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	3.25%	3.25%	3.25%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%	BBSW_3M + 1.05%	5.20%
<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	24 Apr 2025	17 Oct 2025	17 Oct 2025	12 Jul 2028	12 Jul 2028

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