

Monthly Period	
Calculation Period Start Date:	01/09/2020
Calculation Period End Date:	30/09/2020
CBG Payment Date:	15/10/2020

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:	\$2,791,292,622.00
Number of Housing Loans:	12,605
Average Housing Loan Balance:	\$221,508.83
Maximum Housing Loan Balance:	\$1,856,727.64
Weighted Average Current Loan-to-Value Ratio:	61.30%
Highest Individual Current Loan-to-Value Ratio:	96.59%
Weighted Average Indexed Current Loan-to-Value Ratio:	58.85%
Percentage of Investment Property Loans:	22.89%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.34%
Weighted Average Seasoning (Months):	55
Weighted Average Remaining Term to Maturity (Months):	291
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:	\$2,595,856,202.83
(a) LTV Adjusted Principal Balance:	\$2,759,494,532.19
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,595,856,202.83
B. Loan Principal Receipts:	\$19,274,802.81
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,615,131,005.64
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,600,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	93.00%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	108.10%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	107.53%

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

Funding Summary

Demand Loan	\$15,131,005.64
Guarantee Loan	\$2,794,868,994.36
Total Intercompany Loan	\$2,810,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$14,176,843.98
Principal Receipts for the month:	\$265,860,697.35

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	324	\$3,253,706.31	2.57%	0.12%
> 5%, up to and including 10%:	188	\$9,501,330.24	1.49%	0.34%
> 10%, up to and including 15%:	211	\$18,005,069.67	1.67%	0.65%
> 15%, up to and including 20%:	255	\$27,993,683.45	2.02%	1.00%
> 20%, up to and including 25%:	299	\$42,104,098.02	2.37%	1.51%
> 25%, up to and including 30%:	409	\$64,768,348.18	3.24%	2.32%
> 30%, up to and including 35%:	499	\$89,107,764.43	3.96%	3.19%
> 35%, up to and including 40%:	578	\$111,892,120.54	4.59%	4.01%
> 40%, up to and including 45%:	687	\$146,312,818.04	5.45%	5.24%
> 45%, up to and including 50%:	877	\$189,545,694.33	6.96%	6.79%
> 50%, up to and including 55%:	929	\$214,252,647.53	7.37%	7.68%
> 55%, up to and including 60%:	1,080	\$248,443,054.44	8.57%	8.90%
> 60%, up to and including 65%:	1,329	\$326,815,855.90	10.54%	11.71%
> 65%, up to and including 70%:	1,295	\$320,589,297.99	10.27%	11.49%
> 70%, up to and including 75%:	1,375	\$354,325,446.98	10.91%	12.69%
> 75%, up to and including 80%:	1,109	\$315,861,064.65	8.80%	11.32%
> 80%, up to and including 85%:	791	\$205,011,287.33	6.28%	7.34%
> 85%, up to and including 90%:	352	\$96,296,517.17	2.79%	3.45%
> 90%, up to and including 95%:	16	\$6,322,651.71	0.13%	0.23%
> 95%, up to and including 100%:	2	\$890,165.09	0.02%	0.03%
Total	12,605	\$2,791,292,622.00	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	418	\$5,272,178.03	3.32%	0.19%
> 5%, up to and including 10%:	201	\$12,203,081.36	1.59%	0.44%
> 10%, up to and including 15%:	242	\$21,840,719.64	1.92%	0.78%
> 15%, up to and including 20%:	308	\$40,193,265.72	2.44%	1.44%
> 20%, up to and including 25%:	433	\$66,958,906.42	3.44%	2.40%
> 25%, up to and including 30%:	472	\$87,921,371.73	3.74%	3.15%
> 30%, up to and including 35%:	694	\$129,420,477.74	5.51%	4.64%
> 35%, up to and including 40%:	707	\$147,546,103.15	5.61%	5.29%
> 40%, up to and including 45%:	864	\$188,394,213.36	6.85%	6.75%
> 45%, up to and including 50%:	1,034	\$238,887,344.12	8.20%	8.56%
> 50%, up to and including 55%:	1,002	\$225,729,386.11	7.95%	8.09%
> 55%, up to and including 60%:	1,046	\$260,925,974.76	8.30%	9.35%
> 60%, up to and including 65%:	998	\$254,096,313.29	7.92%	9.10%
> 65%, up to and including 70%:	1,014	\$262,538,637.45	8.04%	9.41%
> 70%, up to and including 75%:	1,099	\$281,403,459.58	8.72%	10.08%
> 75%, up to and including 80%:	863	\$238,529,089.37	6.85%	8.55%
> 80%, up to and including 85%:	540	\$150,716,703.07	4.28%	5.40%
> 85%, up to and including 90%:	324	\$88,557,598.91	2.57%	3.17%
> 90%, up to and including 95%:	133	\$34,619,387.50	1.06%	1.24%
> 95%, up to and including 100%:	78	\$21,355,087.84	0.62%	0.77%
> 100%, up to and including 105%:	43	\$11,005,921.90	0.34%	0.39%
> 105%, up to and including 110%:	32	\$7,797,363.21	0.25%	0.28%
> 110%:	60	\$15,380,037.74	0.48%	0.55%
Total	12,605	\$2,791,292,622.00	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	11,925	\$2,640,181,329.71	94.61%	94.59%
Unindexed Loans	680	\$151,111,292.29	5.39%	5.41%
Total	12,605	\$2,791,292,622.00	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,394	\$36,375,396.64	11.06%	1.30%
> A\$50,000, up to and including A\$100,000:	1,610	\$122,099,887.95	12.77%	4.37%
> A\$100,000, up to and including A\$150,000:	1,653	\$208,634,656.68	13.11%	7.47%
> A\$150,000, up to and including A\$200,000:	1,729	\$303,782,482.48	13.72%	10.88%
> A\$200,000, up to and including A\$250,000:	1,540	\$348,224,612.91	12.22%	12.48%
> A\$250,000, up to and including A\$300,000:	1,329	\$365,108,379.16	10.54%	13.08%
> A\$300,000, up to and including A\$350,000:	1,060	\$344,394,628.46	8.41%	12.34%
> A\$350,000, up to and including A\$400,000:	831	\$310,487,515.61	6.59%	11.12%
> A\$400,000, up to and including A\$450,000:	501	\$212,482,520.64	3.97%	7.61%
> A\$450,000, up to and including A\$500,000:	358	\$169,480,523.40	2.84%	6.07%
> A\$500,000, up to and including A\$550,000:	204	\$106,701,391.47	1.62%	3.82%
> A\$550,000, up to and including A\$600,000:	125	\$71,614,092.05	0.99%	2.57%
> A\$600,000, up to and including A\$650,000:	88	\$54,794,653.21	0.70%	1.96%
> A\$650,000, up to and including A\$700,000:	73	\$49,070,752.14	0.58%	1.76%
> A\$700,000, up to and including A\$750,000:	42	\$30,111,865.02	0.33%	1.08%
> A\$750,000, up to and including A\$800,000:	31	\$24,037,629.01	0.25%	0.86%
> A\$800,000, up to and including A\$850,000:	17	\$14,005,110.67	0.13%	0.50%
> A\$850,000, up to and including A\$900,000:	6	\$5,283,471.59	0.05%	0.19%
> A\$900,000, up to and including A\$950,000:	6	\$5,570,977.78	0.05%	0.20%
> A\$950,000, up to and including A\$1,000,000:	6	\$5,812,031.68	0.05%	0.21%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,363,315.81	0.01%	0.05%
> A\$1,500,000:	1	\$1,856,727.64	0.01%	0.07%
Total	12,605	\$2,791,292,622.00	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	87	\$21,805,375.51	0.69%	0.78%
> 18 months, up to and including 24 months:	639	\$155,047,173.96	5.07%	5.55%
> 24 months, up to and including 30 months:	625	\$157,755,641.94	4.96%	5.65%
> 30 months, up to and including 36 months:	1,505	\$371,000,536.26	11.94%	13.29%
> 36 months, up to and including 48 months:	3,166	\$783,874,259.91	25.12%	28.08%
> 48 months, up to and including 60 months:	1,399	\$311,968,958.25	11.10%	11.18%
> 60 months:	5,184	\$989,840,676.17	41.13%	35.46%
Total	12,605	\$2,791,292,622.00	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	217	\$51,990,646.82	1.72%	1.86%
New South Wales	3,317	\$846,910,439.10	26.31%	30.34%
Northern Territory	81	\$19,649,600.52	0.64%	0.70%
Queensland	5,915	\$1,173,310,349.08	46.93%	42.03%
South Australia	403	\$72,121,571.60	3.20%	2.58%
Tasmania	99	\$17,642,106.86	0.79%	0.63%
Victoria	1,351	\$317,275,431.49	10.72%	11.37%
Western Australia	1,222	\$292,392,476.53	9.69%	10.48%
Total	12,605	\$2,791,292,622.00	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,992	\$627,670,783.37	23.74%	22.49%
Gold Coast	810	\$173,743,811.99	6.43%	6.22%
Sunshine Coast	410	\$87,091,414.61	3.25%	3.12%
Queensland - Other	1,703	\$284,804,339.11	13.51%	10.20%
Sydney Metropolitan	2,357	\$641,620,856.17	18.70%	22.99%
N.S.W. - Other	929	\$197,743,048.20	7.37%	7.08%
Australian Capital Territory	248	\$59,537,181.55	1.97%	2.13%
Melbourne Metropolitan	1,137	\$278,310,575.98	9.02%	9.97%
Victoria - Other	214	\$38,964,855.51	1.70%	1.40%
Perth Metropolitan	1,119	\$269,019,496.17	8.88%	9.64%
W.A. - Other	103	\$23,372,980.36	0.82%	0.84%
Adelaide Metropolitan	345	\$61,988,328.12	2.74%	2.22%
S.A. - Other	58	\$10,133,243.48	0.46%	0.36%
Darwin Metropolitan	59	\$14,559,585.73	0.47%	0.52%
N.T. - Other	22	\$5,090,014.79	0.17%	0.18%
Hobart Metropolitan	65	\$12,049,099.98	0.52%	0.43%
Tasmania - Other	34	\$5,593,006.88	0.27%	0.20%
Total	12,605	\$2,791,292,622.00	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,064	\$311,788,134.70	8.44%	11.17%
Principal and Interest	11,541	\$2,479,504,487.30	91.56%	88.83%
Total	12,605	\$2,791,292,622.00	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	1	\$229,625.62	0.01%	0.01%
Home Equity Purchase	55	\$4,047,195.07	0.44%	0.14%
Home Improvement	100	\$12,843,159.46	0.79%	0.46%
Other	1,147	\$189,038,078.12	9.10%	6.77%
Residential - Detached House	9,530	\$2,168,019,942.20	75.60%	77.67%
Residential - Duplex	20	\$5,619,068.65	0.16%	0.20%
Residential - Established Apartment/Unit/Flat	1,422	\$331,777,686.27	11.28%	11.89%
Residential - New Apartment/Unit/Flat	330	\$79,717,866.61	2.62%	2.86%
Total	12,605	\$2,791,292,622.00	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	9,781	\$2,146,715,232.68	77.60%	76.91%
QBE	2,726	\$627,893,238.18	21.63%	22.49%
QBE LMI Pool Insurance	98	\$16,684,151.14	0.78%	0.60%
Total	12,605	\$2,791,292,622.00	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	11	\$90,194.55	0.09%	0.00%
> 2021, up to and including 2026:	151	\$6,282,267.87	1.20%	0.23%
> 2026, up to and including 2031:	320	\$29,838,535.11	2.54%	1.07%
> 2031, up to and including 2036:	699	\$104,087,136.94	5.55%	3.73%
> 2036, up to and including 2041:	1,694	\$319,659,351.88	13.44%	11.45%
> 2041:	9,730	\$2,331,335,135.65	77.19%	83.52%
Total	12,605	\$2,791,292,622.00	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,999	\$581,477,229.96	15.86%	20.83%
Variable Rate	10,606	\$2,209,815,392.04	84.14%	79.17%
Total	12,605	\$2,791,292,622.00	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	2	\$184,194.24	0.10%	0.03%
2026	1	\$93,517.34	0.05%	0.02%
2027	4	\$211,896.57	0.20%	0.04%
2028	5	\$804,316.84	0.25%	0.14%
2029	5	\$513,413.04	0.25%	0.09%
2030	6	\$855,887.29	0.30%	0.15%
2031	8	\$1,277,063.28	0.40%	0.22%
2032	10	\$3,745,519.07	0.50%	0.64%
2033	14	\$2,450,979.13	0.70%	0.42%
2034	10	\$1,658,607.58	0.50%	0.29%
2035	8	\$1,746,844.20	0.40%	0.30%
2036	9	\$1,921,506.90	0.45%	0.33%
2037	20	\$3,842,000.15	1.00%	0.66%
2038	30	\$6,666,234.56	1.50%	1.15%
2039	19	\$4,507,270.00	0.95%	0.78%
2040	27	\$5,663,649.80	1.35%	0.97%
2041	35	\$7,003,136.42	1.75%	1.20%
2042	117	\$28,041,959.26	5.85%	4.82%
2043	124	\$30,944,683.46	6.20%	5.32%
2044	86	\$21,631,851.09	4.30%	3.72%
2045	115	\$30,237,380.30	5.75%	5.20%
2046	131	\$42,123,863.47	6.55%	7.24%
2047	659	\$209,305,264.74	32.97%	36.00%
2048	479	\$151,588,736.29	23.96%	26.07%
2049	75	\$24,457,454.94	3.75%	4.21%
Total	1,999	\$581,477,229.96	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	12,402	\$2,752,355,903.34	98.39%	98.61%
> 4.50%, up to and including 5.00%:	185	\$35,190,011.55	1.47%	1.26%
> 5.00%, up to and including 5.50%:	15	\$3,401,206.38	0.12%	0.12%
> 5.50%, up to and including 6.00%:	1	\$346,237.24	0.01%	0.01%
> 6.50%, up to and including 7.00%:	2	-\$736.51	0.02%	0.00%
Total	12,605	\$2,791,292,622.00	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,518	\$2,762,546,945.98	99.31%	98.97%
> 1 days, up to and including 31 days:	66	\$20,392,256.43	0.52%	0.73%
> 31 days, up to and including 61 days:	16	\$6,174,272.47	0.13%	0.22%
> 61 days, up to and including 90 days:	5	\$2,179,147.12	0.04%	0.08%
Total	12,605	\$2,791,292,622.00	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	200	\$47,412,923.21	1.59%	1.70%
Regulated Loans	12,405	\$2,743,879,698.79	98.41%	98.30%
Total	12,605	\$2,791,292,622.00	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	232	\$70,916,226.46	21.85%	22.74%
> 6 months, up to and including 12 months:	158	\$46,340,112.95	14.88%	14.86%
> 12 months, up to and including 24 months:	478	\$139,601,926.56	45.01%	44.77%
> 24 months, up to and including 36 months:	147	\$43,754,048.15	13.84%	14.03%
> 36 months, up to and including 48 months:	39	\$9,378,017.31	3.67%	3.01%
> 48 months, up to and including 60 months:	7	\$1,671,027.36	0.66%	0.54%
> 60 months:	1	\$127,512.42	0.09%	0.04%
Total	1,062	\$311,788,871.21	100%	100%

Covered Bond Programme
Investor Report as at 30 September 2020

Bond Issuance	2016-1	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1
ISIN:	AU3FN0031647	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880
Issue Date:	22 Jun 2016	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	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$500,000,000	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000
Coupon Freq:	Quarterly	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly
Coupon Rate:	BBSW_3M + 1.10%	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	Soft_Bullet
Legal Maturity:	22 Jun 2021	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023	24 Apr 2025

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