

Monthly Period	
Calculation Period Start Date:	01/09/2023
Calculation Period End Date:	30/09/2023
CBG Payment Date:	16/10/2023

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:	\$3,316,778,948.93
Number of Housing Loans:	14,861
Average Housing Loan Balance:	\$223,185.92
Maximum Housing Loan Balance:	\$1,513,098.45
Weighted Average Current Loan-to-Value Ratio:	56.77%
Highest Individual Current Loan-to-Value Ratio:	98.25%
Weighted Average Indexed Current Loan-to-Value Ratio:	48.60%
Percentage of Investment Property Loans:	25.37%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.70%
Weighted Average Seasoning (Months):	69
Weighted Average Remaining Term to Maturity (Months):	274
Maximum Remaining Term to Maturity (Months):	348

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:	\$3,067,938,117.78
(a) LTV Adjusted Principal Balance:	\$3,304,244,250.77
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,067,938,117.78
B. Loan Principal Receipts:	\$83,713,244.42
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,151,651,362.20
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	92.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	109.69%
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	\$51,651,362.20
Guarantee Loan	\$3,348,348,637.80
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$18,899,785.69
Principal Receipts for the month:	\$591,742,245.72

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	580	\$5,908,524.78	3.90%	0.18%
> 5%, up to and including 10%:	332	\$18,255,201.77	2.23%	0.55%
> 10%, up to and including 15%:	370	\$33,701,465.58	2.49%	1.02%
> 15%, up to and including 20%:	456	\$51,574,848.63	3.07%	1.55%
> 20%, up to and including 25%:	514	\$76,616,911.30	3.46%	2.31%
> 25%, up to and including 30%:	656	\$109,966,617.04	4.41%	3.32%
> 30%, up to and including 35%:	731	\$128,750,959.28	4.92%	3.88%
> 35%, up to and including 40%:	978	\$201,728,966.25	6.58%	6.08%
> 40%, up to and including 45%:	1,032	\$221,761,063.50	6.94%	6.69%
> 45%, up to and including 50%:	1,208	\$280,560,829.30	8.13%	8.46%
> 50%, up to and including 55%:	1,285	\$302,108,074.85	8.65%	9.11%
> 55%, up to and including 60%:	1,307	\$338,990,228.43	8.79%	10.22%
> 60%, up to and including 65%:	1,449	\$380,134,822.97	9.75%	11.46%
> 65%, up to and including 70%:	1,395	\$378,293,837.14	9.39%	11.41%
> 70%, up to and including 75%:	1,119	\$314,906,743.88	7.53%	9.49%
> 75%, up to and including 80%:	760	\$231,723,701.60	5.11%	6.99%
> 80%, up to and including 85%:	407	\$135,426,904.55	2.74%	4.08%
> 85%, up to and including 90%:	278	\$105,226,747.65	1.87%	3.17%
> 90%, up to and including 95%:	3	\$663,631.15	0.02%	0.02%
> 95%, up to and including 100%:	1	\$478,869.28	0.01%	0.01%
Total	14,861	\$3,316,778,948.93	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	824	\$13,053,140.59	5.54%	0.39%
> 5%, up to and including 10%:	483	\$35,821,374.00	3.25%	1.08%
> 10%, up to and including 15%:	618	\$71,470,416.49	4.16%	2.15%
> 15%, up to and including 20%:	775	\$112,283,946.89	5.21%	3.39%
> 20%, up to and including 25%:	869	\$155,616,995.33	5.85%	4.69%
> 25%, up to and including 30%:	1,120	\$222,317,703.34	7.54%	6.70%
> 30%, up to and including 35%:	1,299	\$270,300,658.42	8.74%	8.15%
> 35%, up to and including 40%:	1,306	\$305,420,402.68	8.79%	9.21%
> 40%, up to and including 45%:	1,283	\$307,630,370.19	8.63%	9.27%
> 45%, up to and including 50%:	1,134	\$300,617,496.80	7.63%	9.06%
> 50%, up to and including 55%:	1,145	\$306,237,533.35	7.70%	9.23%
> 55%, up to and including 60%:	1,029	\$285,141,374.14	6.92%	8.60%
> 60%, up to and including 65%:	874	\$257,470,224.24	5.88%	7.76%
> 65%, up to and including 70%:	788	\$235,698,641.85	5.30%	7.11%
> 70%, up to and including 75%:	504	\$158,138,106.84	3.39%	4.77%
> 75%, up to and including 80%:	387	\$128,564,880.09	2.60%	3.88%
> 80%, up to and including 85%:	206	\$72,682,756.55	1.39%	2.19%
> 85%, up to and including 90%:	119	\$44,649,378.59	0.80%	1.35%
> 90%, up to and including 95%:	42	\$14,422,084.60	0.28%	0.43%
> 95%, up to and including 100%:	31	\$11,565,002.58	0.21%	0.35%
> 100%, up to and including 105%:	11	\$2,793,526.11	0.07%	0.08%
> 105%, up to and including 110%:	4	\$2,000,594.29	0.03%	0.06%
> 110%:	10	\$2,882,340.97	0.07%	0.09%
Total	14,861	\$3,316,778,948.93	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	14,080	\$3,143,718,772.17	94.74%	94.78%
Unindexed Loans	781	\$173,060,176.76	5.26%	5.22%
Total	14,861	\$3,316,778,948.93	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,173	\$50,027,521.79	14.62%	1.51%
> A\$50,000, up to and including A\$100,000:	2,029	\$150,935,227.07	13.65%	4.55%
> A\$100,000, up to and including A\$150,000:	1,839	\$229,985,941.82	12.37%	6.93%
> A\$150,000, up to and including A\$200,000:	1,814	\$316,005,737.63	12.21%	9.53%
> A\$200,000, up to and including A\$250,000:	1,524	\$342,748,242.58	10.26%	10.33%
> A\$250,000, up to and including A\$300,000:	1,389	\$381,686,811.48	9.35%	11.51%
> A\$300,000, up to and including A\$350,000:	1,139	\$369,062,989.13	7.66%	11.13%
> A\$350,000, up to and including A\$400,000:	811	\$303,178,715.86	5.46%	9.14%
> A\$400,000, up to and including A\$450,000:	568	\$240,529,304.42	3.82%	7.25%
> A\$450,000, up to and including A\$500,000:	440	\$208,479,467.54	2.96%	6.29%
> A\$500,000, up to and including A\$550,000:	322	\$169,374,522.64	2.17%	5.11%
> A\$550,000, up to and including A\$600,000:	233	\$133,733,673.34	1.57%	4.03%
> A\$600,000, up to and including A\$650,000:	167	\$104,483,501.21	1.12%	3.15%
> A\$650,000, up to and including A\$700,000:	136	\$91,667,984.81	0.92%	2.76%
> A\$700,000, up to and including A\$750,000:	77	\$55,792,227.83	0.52%	1.68%
> A\$750,000, up to and including A\$800,000:	70	\$54,012,481.34	0.47%	1.63%
> A\$800,000, up to and including A\$850,000:	54	\$44,555,859.37	0.36%	1.34%
> A\$850,000, up to and including A\$900,000:	39	\$34,061,448.31	0.26%	1.03%
> A\$900,000, up to and including A\$950,000:	19	\$17,507,338.26	0.13%	0.53%
> A\$950,000, up to and including A\$1,000,000:	13	\$12,588,375.18	0.09%	0.38%
> A\$1,000,000, up to and including A\$1,100,000:	1	\$1,048,706.69	0.01%	0.03%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,328,360.31	0.01%	0.07%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,471,411.87	0.01%	0.04%
> A\$1,500,000:	1	\$1,513,098.45	0.01%	0.05%
Total	14,861	\$3,316,778,948.93	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	973	\$315,776,556.49	6.55%	9.52%
> 18 months, up to and including 24 months:	695	\$206,147,921.72	4.68%	6.22%
> 24 months, up to and including 30 months:	883	\$245,819,431.72	5.94%	7.41%
> 30 months, up to and including 36 months:	583	\$177,978,715.65	3.92%	5.37%
> 36 months, up to and including 48 months:	1,081	\$328,434,599.49	7.27%	9.90%
> 48 months, up to and including 60 months:	973	\$262,958,168.14	6.55%	7.93%
> 60 months:	9,673	\$1,779,663,555.72	65.09%	53.66%
Total	14,861	\$3,316,778,948.93	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	306	\$80,291,997.34	2.06%	2.42%
New South Wales	3,723	\$961,057,496.01	25.05%	28.98%
Northern Territory	56	\$12,412,893.77	0.38%	0.37%
Queensland	7,275	\$1,472,554,974.67	48.95%	44.40%
South Australia	401	\$76,503,633.10	2.70%	2.31%
Tasmania	142	\$29,226,277.12	0.96%	0.88%
Victoria	1,743	\$439,541,360.63	11.73%	13.25%
Western Australia	1,215	\$245,190,316.29	8.18%	7.39%
Total	14,861	\$3,316,778,948.93	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,774	\$817,249,732.09	25.40%	24.64%
Gold Coast	936	\$201,884,902.26	6.30%	6.09%
Sunshine Coast	554	\$124,400,745.25	3.73%	3.75%
Queensland - Other	2,011	\$329,019,595.07	13.53%	9.92%
Sydney Metropolitan	2,587	\$717,894,510.97	17.41%	21.64%
N.S.W. - Other	1,092	\$232,235,833.53	7.35%	7.00%
Australian Capital Territory	350	\$91,219,148.85	2.36%	2.75%
Melbourne Metropolitan	1,421	\$370,630,101.25	9.56%	11.17%
Victoria - Other	322	\$68,911,259.38	2.17%	2.08%
Perth Metropolitan	1,121	\$224,739,589.88	7.54%	6.78%
W.A. - Other	94	\$20,450,726.41	0.63%	0.62%
Adelaide Metropolitan	331	\$63,626,460.69	2.23%	1.92%
S.A. - Other	70	\$12,877,172.41	0.47%	0.39%
Darwin Metropolitan	49	\$11,112,619.38	0.33%	0.34%
N.T. - Other	7	\$1,300,274.39	0.05%	0.04%
Hobart Metropolitan	104	\$22,459,758.56	0.70%	0.68%
Tasmania - Other	38	\$6,766,518.56	0.26%	0.20%
Total	14,861	\$3,316,778,948.93	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	631	\$240,179,614.68	4.25%	7.24%
Principal and Interest	14,230	\$3,076,599,334.25	95.75%	92.76%
Total	14,861	\$3,316,778,948.93	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	223	\$21,382,874.72	1.50%	0.64%
Home Improvement	1,351	\$326,550,849.27	9.09%	9.85%
Other	2,354	\$436,345,740.17	15.84%	13.16%
Residential - Detached House	8,339	\$1,905,012,997.52	56.11%	57.44%
Residential - Duplex	5	\$948,665.05	0.03%	0.03%
Residential - Established Apartment/Unit/Flat	2,353	\$565,222,070.83	15.83%	17.04%
Residential - New Apartment/Unit/Flat	236	\$61,315,751.37	1.59%	1.85%
Total	14,861	\$3,316,778,948.93	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	11,230	\$2,486,315,678.96	75.57%	74.96%
QBE	3,372	\$794,946,930.85	22.69%	23.97%
QBE LMI Pool Insurance	259	\$35,516,339.12	1.74%	1.07%
Total	14,861	\$3,316,778,948.93	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	68	\$2,848,271.59	0.46%	0.09%
> 2026, up to and including 2031:	563	\$31,509,996.88	3.79%	0.95%
> 2031, up to and including 2036:	1,063	\$122,348,278.84	7.15%	3.69%
> 2036, up to and including 2041:	1,769	\$301,028,471.29	11.90%	9.08%
> 2041:	11,398	\$2,859,043,930.33	76.70%	86.20%
Total	14,861	\$3,316,778,948.93	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,285	\$670,204,320.35	15.38%	20.21%
Variable Rate	12,576	\$2,646,574,628.58	84.62%	79.79%
Total	14,861	\$3,316,778,948.93	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	3	\$448,211.55	0.13%	0.07%
2027	2	\$98,180.68	0.09%	0.01%
2028	7	\$525,735.06	0.31%	0.08%
2029	11	\$753,480.13	0.48%	0.11%
2030	11	\$810,687.20	0.48%	0.12%
2031	10	\$819,376.10	0.44%	0.12%
2032	13	\$1,622,811.41	0.57%	0.24%
2033	15	\$1,744,288.74	0.66%	0.26%
2034	21	\$2,427,384.86	0.92%	0.36%
2035	22	\$3,646,488.76	0.96%	0.54%
2036	29	\$5,688,276.22	1.27%	0.85%
2037	28	\$4,071,139.39	1.23%	0.61%
2038	28	\$5,089,152.58	1.23%	0.76%
2039	43	\$8,164,960.04	1.88%	1.22%
2040	40	\$8,634,945.80	1.75%	1.29%
2041	66	\$13,889,460.36	2.89%	2.07%
2042	105	\$22,875,271.82	4.60%	3.41%
2043	125	\$26,400,723.22	5.47%	3.94%
2044	134	\$33,089,994.12	5.86%	4.94%
2045	234	\$53,594,711.92	10.24%	8.00%
2046	235	\$65,907,678.02	10.28%	9.83%
2047	158	\$50,998,391.98	6.91%	7.61%
2048	125	\$40,292,071.79	5.47%	6.01%
2049	133	\$47,788,436.71	5.82%	7.13%
2050	141	\$53,617,751.80	6.17%	8.00%
2051	385	\$151,710,298.86	16.85%	22.64%
2052	161	\$65,494,411.23	7.05%	9.77%
Total	2,285	\$670,204,320.35	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,823	\$551,294,831.97	12.27%	16.62%
> 4.50%, up to and including 5.00%:	55	\$14,632,975.29	0.37%	0.44%
> 5.00%, up to and including 5.50%:	169	\$41,850,129.29	1.14%	1.26%
> 5.50%, up to and including 6.00%:	2,662	\$739,310,796.72	17.91%	22.29%
> 6.00%, up to and including 6.50%:	5,240	\$1,160,183,606.34	35.26%	34.98%
> 6.50%, up to and including 7.00%:	2,836	\$521,374,711.22	19.08%	15.72%
> 7.00%, up to and including 7.50%:	1,143	\$176,465,373.69	7.69%	5.32%
> 7.50%, up to and including 8.00%:	514	\$68,128,878.50	3.46%	2.05%
> 8.00%, up to and including 8.50%:	358	\$38,667,178.07	2.41%	1.17%
> 8.50%, up to and including 9.00%:	58	\$4,117,023.00	0.39%	0.12%
> 9.00%:	3	\$753,444.84	0.02%	0.02%
Total	14,861	\$3,316,778,948.93	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,749	\$3,284,597,290.10	99.25%	99.03%
> 1 days, up to and including 31 days:	93	\$25,911,827.95	0.63%	0.78%
> 31 days, up to and including 61 days:	11	\$3,862,483.89	0.07%	0.12%
> 61 days, up to and including 90 days:	7	\$2,261,161.92	0.05%	0.07%
> 90 days:	1	\$146,185.07	0.01%	0.00%
Total	14,861	\$3,316,778,948.93	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	83	\$26,621,621.38	0.56%	0.80%
Regulated Loans	14,778	\$3,290,157,327.55	99.44%	99.20%
Total	14,861	\$3,316,778,948.93	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	96	\$33,355,963.97	15.21%	13.89%
> 6 months, up to and including 12 months:	107	\$41,690,773.51	16.96%	17.36%
> 12 months, up to and including 24 months:	134	\$53,892,166.07	21.24%	22.44%
> 24 months, up to and including 36 months:	98	\$38,185,657.46	15.53%	15.90%
> 36 months, up to and including 48 months:	167	\$62,944,602.10	26.47%	26.21%
> 48 months, up to and including 60 months:	29	\$10,110,451.57	4.60%	4.21%
Total	631	\$240,179,614.68	100%	100%

Covered Bond Programme
Investor Report as at 30 September 2023

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2020-1	2022-1	2022-2	2023-1	2023-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0053880	AU3FN0072617	AU3CB0293157	AU3FN0079406	AU3CB0300804
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	27 Apr 2020	17 Oct 2022	17 Oct 2022	12 Jul 2023	12 Jul 2023
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$350,000,000	\$100,000,000	\$150,000,000	\$750,000,000	\$550,000,000	\$200,000,000	\$800,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	3.25%	3.25%	3.25%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%	BBSW_3M + 1.05%	5.20%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	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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