

**Monthly Period**

Calculation Period Start Date:	01/04/2014
Calculation Period End Date:	30/04/2014
CBG Payment Date:	15/05/2014

**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:	\$2,577,872,947.80
Number of Housing Loans:	11,580
Average Housing Loan Balance:	\$222,614.24
Maximum Housing Loan Balance:	\$1,866,086.12
Weighted Average Current Loan-to-Value Ratio:	65.46%
Highest Individual Current Loan-to-Value Ratio:	143.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	61.94%
Percentage of Investment Property Loans:	23.30%
Percentage of Low Doc Loans:	0.01%
Weighted Average Mortgage Rate:	5.28%
Weighted Average Seasoning (Months):	62
Weighted Average Remaining Term to Maturity (Months):	281
Maximum Remaining Term to Maturity (Months):	358

<b>Compliance Tests</b>	
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

<b>Asset Coverage Test</b>	
A. Mortgage Loans - the lesser of:	\$2,089,906,077.97
(a) LTV Adjusted Principal Balance:	\$2,547,280,515.46
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,089,906,077.97
B. Loan Principal Receipts:	\$222,127,067.00
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,312,033,144.97
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,200,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	81.30%

<b>Overcollateralisation, both of eligible assets and including non eligible assets:</b>	
Current Overcollateralisation Ratio : <sup>1</sup>	117.18%
ACT Ratio : <sup>2</sup>	105.09%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	81.30%

1. Housing Loan Pool Size / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

2. Adjusted Aggregate Loan Amount / AUD Equivalent of Aggregate Principal Outstanding of Covered Bonds

Funding Summary	
Demand Loan	\$112,033,144.97
Guarantee Loan	\$2,687,966,855.03
Total Intercompany Loan	\$2,800,000,000.00
Reserve Ledger	\$45,625,090.05

Collections	
Revenue Receipts for the month:	\$11,411,821.12
Principal Receipts for the month:	\$58,148,353.82

<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>
Not Applicable	4	\$410,314.07	0.03%	0.02%
Up to and including 5%:	318	\$3,320,197.45	2.75%	0.13%
> 5%, up to and including 10%:	262	\$9,638,226.73	2.26%	0.37%
> 10%, up to and including 15%:	269	\$15,955,142.94	2.32%	0.62%
> 15%, up to and including 20%:	280	\$21,970,724.44	2.42%	0.85%
> 20%, up to and including 25%:	287	\$30,943,307.24	2.48%	1.20%
> 25%, up to and including 30%:	402	\$52,286,946.44	3.47%	2.03%
> 30%, up to and including 35%:	438	\$65,388,477.97	3.78%	2.54%
> 35%, up to and including 40%:	528	\$88,200,471.51	4.56%	3.42%
> 40%, up to and including 45%:	534	\$98,842,900.94	4.61%	3.83%
> 45%, up to and including 50%:	574	\$124,872,306.90	4.96%	4.84%
> 50%, up to and including 55%:	636	\$141,939,856.50	5.49%	5.51%
> 55%, up to and including 60%:	717	\$170,687,749.98	6.19%	6.62%
> 60%, up to and including 65%:	726	\$181,209,837.92	6.27%	7.03%
> 65%, up to and including 70%:	1,014	\$266,691,641.54	8.76%	10.35%
> 70%, up to and including 75%:	1,593	\$427,426,728.77	13.76%	16.58%
> 75%, up to and including 80%:	1,511	\$448,832,524.32	13.05%	17.41%
> 80%, up to and including 85%:	760	\$213,590,850.04	6.56%	8.29%
> 85%, up to and including 90%:	610	\$178,890,578.16	5.27%	6.94%
> 90%, up to and including 95%:	111	\$35,317,755.08	0.96%	1.37%
> 95%, up to and including 100%:	3	\$1,050,420.11	0.03%	0.04%
> 110%:	3	\$433,347.91	0.03%	0.02%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

<b>Current Loan to Valuation Ratio - Indexed*</b>	<b>Number of Loans</b>	<b>Current Balance Outstanding A\$</b>	<b>% By Number</b>	<b>% By Balance</b>
Not Applicable	4	\$410,314.07	0.03%	0.02%
Up to and including 5%:	393	\$4,796,261.06	3.39%	0.19%
> 5%, up to and including 10%:	344	\$14,746,936.96	2.97%	0.57%
> 10%, up to and including 15%:	311	\$21,023,167.24	2.69%	0.82%
> 15%, up to and including 20%:	346	\$30,796,334.42	2.99%	1.19%
> 20%, up to and including 25%:	404	\$48,875,270.27	3.49%	1.90%
> 25%, up to and including 30%:	471	\$67,765,971.87	4.07%	2.63%
> 30%, up to and including 35%:	500	\$84,572,482.48	4.32%	3.28%
> 35%, up to and including 40%:	514	\$97,082,696.95	4.44%	3.77%
> 40%, up to and including 45%:	566	\$115,627,631.86	4.89%	4.49%
> 45%, up to and including 50%:	629	\$148,323,863.64	5.43%	5.75%
> 50%, up to and including 55%:	673	\$164,723,830.64	5.81%	6.39%
> 55%, up to and including 60%:	795	\$207,817,049.28	6.87%	8.06%
> 60%, up to and including 65%:	975	\$273,293,309.06	8.42%	10.60%
> 65%, up to and including 70%:	1,180	\$320,935,011.71	10.19%	12.45%
> 70%, up to and including 75%:	1,274	\$353,626,291.09	11.00%	13.72%
> 75%, up to and including 80%:	1,047	\$296,753,614.61	9.04%	11.51%
> 80%, up to and including 85%:	580	\$162,809,340.01	5.01%	6.32%
> 85%, up to and including 90%:	403	\$113,439,562.42	3.48%	4.40%
> 90%, up to and including 95%:	105	\$34,657,105.00	0.91%	1.34%
> 95%, up to and including 100%:	36	\$8,732,835.84	0.31%	0.34%
> 100%, up to and including 105%:	13	\$3,368,257.59	0.11%	0.13%
> 105%, up to and including 110%:	6	\$1,308,422.87	0.05%	0.05%
> 110%:	11	\$2,414,746.02	0.09%	0.09%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

\* Based on monthly data provided by APM.

<b>Property Indexation Details</b>	<b>Number of Loans</b>	<b>Current Balance Outstanding A\$</b>	<b>% By Number</b>	<b>% By Balance</b>
Not Applicable	4	\$410,314.07	0.03%	0.02%
Indexed Loans	10,506	\$2,328,042,811.33	90.73%	90.31%
Unindexed Loans	1,070	\$249,447,181.56	9.24%	9.68%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</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:	1,258	\$32,012,229.22	10.86%	1.24%
> A\$50,000, up to and including A\$100,000:	1,436	\$108,291,040.23	12.40%	4.20%
> A\$100,000, up to and including A\$150,000:	1,428	\$179,920,526.13	12.33%	6.98%
> A\$150,000, up to and including A\$200,000:	1,551	\$272,246,294.62	13.39%	10.56%
> A\$200,000, up to and including A\$250,000:	1,562	\$352,711,732.66	13.49%	13.68%
> A\$250,000, up to and including A\$300,000:	1,490	\$408,834,658.16	12.87%	15.86%
> A\$300,000, up to and including A\$350,000:	1,101	\$356,413,126.15	9.51%	13.83%
> A\$350,000, up to and including A\$400,000:	618	\$230,178,352.06	5.34%	8.93%
> A\$400,000, up to and including A\$450,000:	384	\$162,246,895.94	3.32%	6.29%
> A\$450,000, up to and including A\$500,000:	237	\$112,315,678.30	2.05%	4.36%
> A\$500,000, up to and including A\$550,000:	133	\$69,879,072.08	1.15%	2.71%
> A\$550,000, up to and including A\$600,000:	87	\$49,961,007.96	0.75%	1.94%
> A\$600,000, up to and including A\$650,000:	61	\$38,104,143.16	0.53%	1.48%
> A\$650,000, up to and including A\$700,000:	48	\$32,339,161.09	0.41%	1.25%
> A\$700,000, up to and including A\$750,000:	34	\$24,709,404.82	0.29%	0.96%
> A\$750,000, up to and including A\$800,000:	41	\$31,867,184.09	0.35%	1.24%
> A\$800,000, up to and including A\$850,000:	20	\$16,548,234.77	0.17%	0.64%
> A\$850,000, up to and including A\$900,000:	14	\$12,161,695.55	0.12%	0.47%
> A\$900,000, up to and including A\$950,000:	10	\$9,142,423.85	0.09%	0.35%
> A\$950,000, up to and including A\$1,000,000:	12	\$11,680,025.31	0.10%	0.45%
> A\$1,000,000, up to and including A\$1,100,000:	17	\$17,528,158.51	0.15%	0.68%
> A\$1,100,000, up to and including A\$1,200,000:	17	\$19,430,168.55	0.15%	0.75%
> A\$1,200,000, up to and including A\$1,300,000:	8	\$9,913,694.14	0.07%	0.38%
> A\$1,300,000, up to and including A\$1,400,000:	4	\$5,395,122.27	0.03%	0.21%
> A\$1,400,000, up to and including A\$1,500,000:	3	\$4,407,979.62	0.03%	0.17%
> A\$1,500,000:	6	\$9,662,297.72	0.05%	0.37%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	1	\$412,149.58	0.01%	0.02%
> 12 months, up to and including 18 months:	11	\$3,303,337.95	0.09%	0.13%
> 18 months, up to and including 24 months:	454	\$107,017,339.87	3.92%	4.15%
> 24 months, up to and including 30 months:	1,202	\$307,977,111.76	10.38%	11.95%
> 30 months, up to and including 36 months:	1,340	\$335,302,275.22	11.57%	13.01%
> 36 months, up to and including 48 months:	2,119	\$541,890,463.20	18.30%	21.02%
> 48 months, up to and including 60 months:	1,424	\$343,767,352.72	12.30%	13.34%
> 60 months:	5,029	\$938,230,276.66	43.43%	36.40%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</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	4	\$410,314.07	0.03%	0.02%
Australian Capital Territory	160	\$45,318,231.07	1.38%	1.76%
New South Wales	2,259	\$649,346,878.40	19.51%	25.19%
Northern Territory	35	\$8,607,644.51	0.30%	0.33%
Queensland	7,462	\$1,475,207,328.38	64.44%	57.23%
South Australia	170	\$34,172,289.90	1.47%	1.33%
Tasmania	60	\$11,655,087.82	0.52%	0.45%
Victoria	914	\$213,435,861.20	7.89%	8.28%
Western Australia	516	\$139,746,671.61	4.46%	5.42%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	4	\$410,314.07	0.03%	0.02%
Not Applicable - Invalid Security	1	\$177,237.19	0.01%	0.01%
Brisbane Metropolitan	3,677	\$788,500,755.64	31.75%	30.59%
Gold Coast	724	\$147,886,295.43	6.25%	5.74%
Sunshine Coast	531	\$95,594,066.88	4.59%	3.71%
Queensland - Other	2,531	\$443,291,916.71	21.86%	17.20%
Sydney Metropolitan	1,548	\$495,250,028.73	13.37%	19.21%
N.S.W. - Other	684	\$146,458,209.25	5.91%	5.68%
Australian Capital Territory	185	\$52,713,928.02	1.60%	2.04%
Melbourne Metropolitan	771	\$188,878,867.37	6.66%	7.33%
Victoria - Other	142	\$23,890,131.32	1.23%	0.93%
Perth Metropolitan	466	\$125,974,565.46	4.02%	4.89%
W.A. - Other	50	\$13,772,106.15	0.43%	0.53%
Adelaide Metropolitan	148	\$29,971,494.54	1.28%	1.16%
S.A. - Other	23	\$4,867,657.87	0.20%	0.19%
Darwin Metropolitan	21	\$5,599,110.86	0.18%	0.22%
N.T. - Other	14	\$3,008,533.65	0.12%	0.12%
Hobart Metropolitan	43	\$9,012,772.12	0.37%	0.35%
Tasmania - Other	17	\$2,642,315.70	0.15%	0.10%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,376	\$434,185,921.45	11.88%	16.84%
Principal and Interest	10,204	\$2,143,714,385.51	88.12%	83.16%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	260	\$37,481,883.15	2.25%	1.45%
Home Improvement	256	\$44,536,011.61	2.21%	1.73%
Other	2,173	\$431,388,058.88	18.77%	16.73%
Residential - Detached House	7,491	\$1,747,503,055.45	64.69%	67.79%
Residential - Duplex	48	\$9,850,087.58	0.41%	0.38%
Residential - Established Apartment/Unit/Flat	1,125	\$252,648,907.51	9.72%	9.80%
Residential - New Apartment/Unit/Flat	66	\$18,534,487.85	0.57%	0.72%
Rural Property	13	\$1,372,261.39	0.11%	0.05%
Vacant Land	148	\$34,585,553.54	1.28%	1.34%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	6,050	\$1,419,039,952.75	52.25%	55.05%
QBE LMI Pool Insurance	230	\$46,442,552.44	1.99%	1.80%
QBELMI	5,300	\$1,112,417,801.77	45.77%	43.15%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	15	\$548,377.35	0.13%	0.02%
> 2016, up to and including 2021:	278	\$17,689,695.14	2.40%	0.69%
> 2021, up to and including 2026:	576	\$58,085,031.92	4.97%	2.25%
> 2026, up to and including 2031:	1,593	\$237,286,737.05	13.76%	9.20%
> 2031, up to and including 2036:	3,057	\$637,459,680.62	26.40%	24.73%
> 2036, up to and including 2041:	5,415	\$1,468,100,556.20	46.76%	56.95%
> 2041:	646	\$158,730,228.68	5.58%	6.16%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,238	\$302,236,090.80	10.69%	11.72%
Variable Rate	10,342	\$2,275,664,216.16	89.31%	88.28%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	2	\$61,133.76	0.16%	0.02%
2018	1	\$21,548.30	0.08%	0.01%
2019	6	\$333,565.91	0.48%	0.11%
2020	1	\$77,883.82	0.08%	0.03%
2021	9	\$652,758.12	0.73%	0.22%
2022	5	\$407,053.24	0.40%	0.13%
2023	1	\$93,567.59	0.08%	0.03%
2024	8	\$835,216.01	0.65%	0.28%
2025	11	\$1,627,291.16	0.89%	0.54%
2026	11	\$1,481,110.17	0.89%	0.49%
2027	15	\$2,146,671.75	1.21%	0.71%
2028	20	\$2,520,245.99	1.62%	0.83%
2029	13	\$3,061,562.34	1.05%	1.01%
2030	24	\$4,746,473.83	1.94%	1.57%
2031	47	\$9,599,749.87	3.80%	3.18%
2032	31	\$7,220,024.38	2.50%	2.39%
2033	36	\$5,847,014.72	2.91%	1.93%
2034	56	\$12,524,047.00	4.52%	4.14%
2035	60	\$15,536,829.27	4.85%	5.14%
2036	104	\$24,428,934.08	8.40%	8.08%
2037	71	\$18,591,925.89	5.74%	6.15%
2038	55	\$15,625,907.13	4.44%	5.17%
2039	76	\$21,360,118.91	6.14%	7.07%
2040	104	\$30,357,397.71	8.40%	10.04%
2041	282	\$74,206,175.88	22.78%	24.55%
2042	184	\$47,343,889.67	14.86%	15.66%
2043	5	\$1,527,994.30	0.40%	0.51%
<b>Total</b>	<b>1,238</b>	<b>\$302,236,090.80</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%:	3	\$321,238.23	0.03%	0.01%
> 4.50%, up to and including 5.00%:	1,795	\$525,414,806.13	15.50%	20.38%
> 5.00%, up to and including 5.50%:	8,273	\$1,789,346,368.18	71.44%	69.41%
> 5.50%, up to and including 6.00%:	888	\$162,198,224.73	7.67%	6.29%
> 6.00%, up to and including 6.50%:	501	\$78,424,467.91	4.33%	3.04%
> 6.50%, up to and including 7.00%:	13	\$3,035,386.06	0.11%	0.12%
> 7.00%, up to and including 7.50%:	51	\$10,367,837.36	0.44%	0.40%
> 7.50%, up to and including 8.00%:	56	\$8,791,978.36	0.48%	0.34%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	11,298	\$2,500,265,667.39	97.56%	96.99%
> 1 days, up to and including 31 days:	197	\$53,821,021.55	1.70%	2.09%
> 31 days, up to and including 61 days:	44	\$12,040,677.23	0.38%	0.47%
> 61 days, up to and including 90 days:	21	\$5,645,513.86	0.18%	0.22%
> 90 days:	20	\$6,127,426.93	0.17%	0.24%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</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	1,228	\$271,869,752.90	10.60%	10.55%
Regulated Loans	10,352	\$2,306,030,554.06	89.40%	89.45%
<b>Total</b>	<b>11,580</b>	<b>\$2,577,900,306.96</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:	125	\$39,071,062.23	9.08%	9.00%
> 6 months, up to and including 12 months:	154	\$44,128,204.32	11.19%	10.16%
> 12 months, up to and including 24 months:	380	\$122,239,160.86	27.62%	28.15%
> 24 months, up to and including 36 months:	479	\$156,201,704.21	34.81%	35.98%
> 36 months, up to and including 48 months:	146	\$44,689,947.25	10.61%	10.29%
> 48 months, up to and including 60 months:	90	\$27,411,057.62	6.54%	6.31%
> 60 months:	2	\$444,784.96	0.15%	0.10%
<b>Total</b>	<b>1,376</b>	<b>\$434,185,921.45</b>	<b>100%</b>	<b>100%</b>

Bond Issuance	2012-1	2012-2	2012-3
<b>ISIN:</b>	AU3CB0194926	AU3FN0015731	AU3CB0201630
<b>Issue Date:</b>	06 Jun 2012	06 Dec 2012	09 Nov 2012
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD
<b>Issue Amount:</b>	\$1,100,000,000.00	\$500,000,000.00	\$600,000,000.00
<b>Coupon Frequency:</b>	Semi-Annual	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	4.75%	BBSW_3M + 1.05%	4.00%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity Date:</b>	06 Dec 2016	06 Dec 2014	09 Nov 2017

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