

Monthly Period

Calculation Period Start Date:	01/07/2014
Calculation Period End Date:	31/07/2014
CBG Payment Date:	15/08/2014

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:	\$2,647,370,302.98
Number of Housing Loans:	12,018
Average Housing Loan Balance:	\$220,283.77
Maximum Housing Loan Balance:	\$1,866,086.12
Weighted Average Current Loan-to-Value Ratio:	65.72%
Highest Individual Current Loan-to-Value Ratio:	129.34%
Weighted Average Indexed Current Loan-to-Value Ratio:	61.07%
Percentage of Investment Property Loans:	22.91%
Percentage of Low Doc Loans:	0.01%
Weighted Average Mortgage Rate:	5.27%
Weighted Average Seasoning (Months):	67
Weighted Average Remaining Term to Maturity (Months):	278
Maximum Remaining Term to Maturity (Months):	357

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:	\$2,242,148,011.68
(a) LTV Adjusted Principal Balance:	\$2,623,665,091.44
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,242,148,011.68
B. Loan Principal Receipts:	\$152,629,711.82
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,394,777,723.50
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,200,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	84.75%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	120.34%
ACT Ratio : ²	108.85%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	84.75%

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	\$194,777,723.50
Guarantee Loan	\$2,605,222,276.50
Total Intercompany Loan	\$2,800,000,000.00
Reserve Ledger	\$27,920,965.00

Collections	
Revenue Receipts for the month:	\$11,379,767.44
Principal Receipts for the month:	\$65,792,023.52

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$1,967.20	0.02%	0.00%
Up to and including 5%:	362	\$3,649,965.06	3.01%	0.14%
> 5%, up to and including 10%:	247	\$9,066,008.09	2.06%	0.34%
> 10%, up to and including 15%:	286	\$16,817,393.58	2.38%	0.64%
> 15%, up to and including 20%:	257	\$20,054,102.95	2.14%	0.76%
> 20%, up to and including 25%:	295	\$31,465,076.36	2.45%	1.19%
> 25%, up to and including 30%:	410	\$50,836,792.66	3.41%	1.92%
> 30%, up to and including 35%:	489	\$72,904,019.96	4.07%	2.75%
> 35%, up to and including 40%:	495	\$81,776,540.90	4.12%	3.09%
> 40%, up to and including 45%:	548	\$104,758,884.00	4.56%	3.96%
> 45%, up to and including 50%:	601	\$124,348,984.91	5.00%	4.70%
> 50%, up to and including 55%:	666	\$144,594,350.16	5.54%	5.46%
> 55%, up to and including 60%:	709	\$167,196,807.65	5.90%	6.32%
> 60%, up to and including 65%:	796	\$199,998,863.53	6.62%	7.55%
> 65%, up to and including 70%:	1,030	\$267,200,577.88	8.57%	10.09%
> 70%, up to and including 75%:	1,611	\$432,596,692.51	13.40%	16.34%
> 75%, up to and including 80%:	1,501	\$439,719,871.43	12.49%	16.61%
> 80%, up to and including 85%:	964	\$262,304,799.98	8.02%	9.91%
> 85%, up to and including 90%:	656	\$189,459,178.98	5.46%	7.16%
> 90%, up to and including 95%:	92	\$28,564,289.72	0.77%	1.08%
> 110%:	1	\$74,617.45	0.01%	0.00%
Total	12,018	\$2,647,389,784.96	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	2	\$1,967.20	0.02%	0.00%
Up to and including 5%:	443	\$5,390,474.94	3.69%	0.20%
> 5%, up to and including 10%:	342	\$15,141,840.23	2.85%	0.57%
> 10%, up to and including 15%:	316	\$20,650,281.84	2.63%	0.78%
> 15%, up to and including 20%:	364	\$34,792,094.29	3.03%	1.31%
> 20%, up to and including 25%:	440	\$52,647,108.03	3.66%	1.99%
> 25%, up to and including 30%:	496	\$73,348,225.41	4.13%	2.77%
> 30%, up to and including 35%:	530	\$86,815,425.26	4.41%	3.28%
> 35%, up to and including 40%:	541	\$106,773,763.76	4.50%	4.03%
> 40%, up to and including 45%:	594	\$124,226,672.56	4.94%	4.69%
> 45%, up to and including 50%:	659	\$154,495,671.58	5.48%	5.84%
> 50%, up to and including 55%:	772	\$192,457,497.46	6.42%	7.27%
> 55%, up to and including 60%:	924	\$245,044,187.49	7.69%	9.26%
> 60%, up to and including 65%:	1,080	\$292,798,347.45	8.99%	11.06%
> 65%, up to and including 70%:	1,172	\$316,594,334.32	9.75%	11.96%
> 70%, up to and including 75%:	1,182	\$327,917,204.12	9.84%	12.39%
> 75%, up to and including 80%:	1,030	\$289,378,955.54	8.57%	10.93%
> 80%, up to and including 85%:	620	\$171,100,218.96	5.16%	6.46%
> 85%, up to and including 90%:	327	\$89,704,585.77	2.72%	3.39%
> 90%, up to and including 95%:	106	\$28,784,355.85	0.88%	1.09%
> 95%, up to and including 100%:	39	\$10,849,416.18	0.32%	0.41%
> 100%, up to and including 105%:	14	\$3,515,738.37	0.12%	0.13%
> 105%, up to and including 110%:	8	\$1,577,759.40	0.07%	0.06%
> 110%:	17	\$3,383,658.95	0.14%	0.13%
Total	12,018	\$2,647,389,784.96	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	2	\$1,967.20	0.02%	0.00%
Indexed Loans	10,931	\$2,398,117,386.82	90.96%	90.58%
Unindexed Loans	1,085	\$249,270,430.94	9.03%	9.42%
Total	12,018	\$2,647,389,784.96	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,330	\$33,236,173.81	11.07%	1.26%
> A\$50,000, up to and including A\$100,000:	1,493	\$112,524,291.68	12.42%	4.25%
> A\$100,000, up to and including A\$150,000:	1,472	\$185,130,649.86	12.25%	6.99%
> A\$150,000, up to and including A\$200,000:	1,664	\$292,004,004.54	13.85%	11.03%
> A\$200,000, up to and including A\$250,000:	1,619	\$365,499,011.52	13.47%	13.81%
> A\$250,000, up to and including A\$300,000:	1,544	\$423,571,025.66	12.85%	16.00%
> A\$300,000, up to and including A\$350,000:	1,124	\$363,713,598.46	9.35%	13.74%
> A\$350,000, up to and including A\$400,000:	654	\$243,952,279.63	5.44%	9.21%
> A\$400,000, up to and including A\$450,000:	380	\$160,857,652.59	3.16%	6.08%
> A\$450,000, up to and including A\$500,000:	227	\$107,438,225.08	1.89%	4.06%
> A\$500,000, up to and including A\$550,000:	138	\$72,169,197.91	1.15%	2.73%
> A\$550,000, up to and including A\$600,000:	84	\$48,094,108.28	0.70%	1.82%
> A\$600,000, up to and including A\$650,000:	56	\$34,906,177.22	0.47%	1.32%
> A\$650,000, up to and including A\$700,000:	48	\$32,290,763.06	0.40%	1.22%
> A\$700,000, up to and including A\$750,000:	35	\$25,473,712.25	0.29%	0.96%
> A\$750,000, up to and including A\$800,000:	35	\$27,184,992.35	0.29%	1.03%
> A\$800,000, up to and including A\$850,000:	22	\$18,116,551.98	0.18%	0.68%
> A\$850,000, up to and including A\$900,000:	14	\$12,114,340.52	0.12%	0.46%
> A\$900,000, up to and including A\$950,000:	11	\$10,051,444.90	0.09%	0.38%
> A\$950,000, up to and including A\$1,000,000:	15	\$14,598,948.00	0.12%	0.55%
> A\$1,000,000, up to and including A\$1,100,000:	15	\$15,365,218.26	0.12%	0.58%
> A\$1,100,000, up to and including A\$1,200,000:	19	\$21,820,030.18	0.16%	0.82%
> A\$1,200,000, up to and including A\$1,300,000:	5	\$6,250,668.50	0.04%	0.24%
> A\$1,300,000, up to and including A\$1,400,000:	4	\$5,378,441.26	0.03%	0.20%
> A\$1,400,000, up to and including A\$1,500,000:	3	\$4,400,996.84	0.02%	0.17%
> A\$1,500,000:	7	\$11,247,280.62	0.06%	0.42%
Total	12,018	\$2,647,389,784.96	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	13	\$3,563,456.81	0.11%	0.13%
> 18 months, up to and including 24 months:	199	\$44,181,116.49	1.66%	1.67%
> 24 months, up to and including 30 months:	496	\$118,396,971.82	4.13%	4.47%
> 30 months, up to and including 36 months:	1,542	\$389,803,327.86	12.83%	14.72%
> 36 months, up to and including 48 months:	2,225	\$550,727,710.22	18.51%	20.80%
> 48 months, up to and including 60 months:	1,682	\$416,416,726.20	14.00%	15.73%
> 60 months:	5,861	\$1,124,300,475.56	48.77%	42.47%
Total	12,018	\$2,647,389,784.96	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	2	\$1,967.20	0.02%	0.00%
Australian Capital Territory	152	\$42,870,307.29	1.26%	1.62%
New South Wales	2,243	\$631,511,820.54	18.66%	23.85%
Northern Territory	37	\$9,080,828.87	0.31%	0.34%
Queensland	7,895	\$1,564,265,293.17	65.69%	59.09%
South Australia	170	\$33,418,559.38	1.41%	1.26%
Tasmania	56	\$10,821,687.39	0.47%	0.41%
Victoria	930	\$212,193,020.67	7.74%	8.02%
Western Australia	533	\$143,226,300.45	4.44%	5.41%
Total	12,018	\$2,647,389,784.96	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	2	\$1,967.20	0.02%	0.00%
Not Applicable - Invalid Security	2	\$237,892.45	0.02%	0.01%
Brisbane Metropolitan	3,826	\$822,425,142.70	31.84%	31.07%
Gold Coast	770	\$157,072,373.96	6.41%	5.93%
Sunshine Coast	566	\$102,536,856.88	4.71%	3.87%
Queensland - Other	2,734	\$482,292,703.92	22.75%	18.22%
Sydney Metropolitan	1,498	\$471,304,037.64	12.46%	17.80%
N.S.W. - Other	716	\$152,015,183.44	5.96%	5.74%
Australian Capital Territory	180	\$51,001,122.46	1.50%	1.93%
Melbourne Metropolitan	779	\$186,915,011.99	6.48%	7.06%
Victoria - Other	150	\$24,615,434.38	1.25%	0.93%
Perth Metropolitan	480	\$129,106,758.30	3.99%	4.88%
W.A. - Other	53	\$14,119,542.15	0.44%	0.53%
Adelaide Metropolitan	147	\$28,899,553.59	1.22%	1.09%
S.A. - Other	24	\$5,181,580.09	0.20%	0.20%
Darwin Metropolitan	25	\$6,265,418.68	0.21%	0.24%
N.T. - Other	12	\$2,815,410.19	0.10%	0.11%
Hobart Metropolitan	40	\$8,344,896.85	0.33%	0.32%
Tasmania - Other	14	\$2,238,898.09	0.12%	0.08%
Total	12,018	\$2,647,389,784.96	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,400	\$443,723,054.55	11.65%	16.76%
Principal and Interest	10,618	\$2,203,666,730.41	88.35%	83.24%
Total	12,018	\$2,647,389,784.96	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	266	\$38,341,495.81	2.21%	1.45%
Home Improvement	265	\$45,181,560.14	2.21%	1.71%
Other	2,279	\$452,082,400.15	18.96%	17.08%
Residential - Detached House	7,753	\$1,786,317,495.48	64.51%	67.47%
Residential - Duplex	50	\$10,470,532.10	0.42%	0.40%
Residential - Established Apartment/Unit/Flat	1,161	\$256,427,445.82	9.66%	9.69%
Residential - New Apartment/Unit/Flat	70	\$19,531,465.13	0.58%	0.74%
Rural Property	13	\$1,458,136.35	0.11%	0.06%
Vacant Land	161	\$37,579,253.98	1.34%	1.42%
Total	12,018	\$2,647,389,784.96	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	5,979	\$1,382,288,314.21	49.75%	52.21%
QBE LMI Pool Insurance	281	\$58,845,172.12	2.34%	2.22%
QBELMI	5,758	\$1,206,256,298.63	47.91%	45.56%
Total	12,018	\$2,647,389,784.96	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	15	\$481,236.45	0.12%	0.02%
> 2016, up to and including 2021:	269	\$16,282,217.87	2.24%	0.62%
> 2021, up to and including 2026:	592	\$57,464,776.55	4.93%	2.17%
> 2026, up to and including 2031:	1,594	\$234,210,501.43	13.26%	8.85%
> 2031, up to and including 2036:	3,205	\$660,074,308.59	26.67%	24.93%
> 2036, up to and including 2041:	5,702	\$1,521,951,511.65	47.45%	57.49%
> 2041:	641	\$156,925,232.42	5.33%	5.93%
Total	12,018	\$2,647,389,784.96	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,284	\$313,678,306.44	10.68%	11.85%
Variable Rate	10,734	\$2,333,711,478.52	89.32%	88.15%
Total	12,018	\$2,647,389,784.96	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	2	\$56,344.55	0.16%	0.02%
2018	1	\$19,954.02	0.08%	0.01%
2019	5	\$300,770.62	0.39%	0.10%
2020	1	\$74,643.41	0.08%	0.02%
2021	9	\$630,491.13	0.70%	0.20%
2022	5	\$396,118.63	0.39%	0.13%
2023	1	\$91,403.38	0.08%	0.03%
2024	8	\$821,956.00	0.62%	0.26%
2025	12	\$1,814,204.61	0.93%	0.58%
2026	9	\$1,112,423.26	0.70%	0.35%
2027	14	\$2,212,122.26	1.09%	0.71%
2028	23	\$2,751,584.48	1.79%	0.88%
2029	13	\$3,032,714.49	1.01%	0.97%
2030	25	\$5,129,631.66	1.95%	1.64%
2031	48	\$9,872,086.26	3.74%	3.15%
2032	33	\$7,982,241.97	2.57%	2.54%
2033	40	\$6,548,931.37	3.12%	2.09%
2034	61	\$13,964,177.85	4.75%	4.45%
2035	55	\$14,515,495.10	4.28%	4.63%
2036	108	\$25,764,979.41	8.41%	8.21%
2037	88	\$23,214,979.01	6.85%	7.40%
2038	66	\$17,531,385.88	5.14%	5.59%
2039	110	\$30,593,746.43	8.57%	9.75%
2040	101	\$29,488,619.45	7.87%	9.40%
2041	260	\$68,253,670.75	20.25%	21.76%
2042	178	\$45,289,604.11	13.86%	14.44%
2043	7	\$1,871,325.76	0.55%	0.60%
2044	1	\$342,700.59	0.08%	0.11%
Total	1,284	\$313,678,306.44	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	3	\$335,760.18	0.02%	0.01%
> 4.50%, up to and including 5.00%:	2,021	\$582,509,911.07	16.82%	22.00%
> 5.00%, up to and including 5.50%:	8,501	\$1,808,098,294.80	70.74%	68.30%
> 5.50%, up to and including 6.00%:	909	\$164,274,720.69	7.56%	6.21%
> 6.00%, up to and including 6.50%:	502	\$77,814,538.35	4.18%	2.94%
> 6.50%, up to and including 7.00%:	8	\$2,032,911.69	0.07%	0.08%
> 7.00%, up to and including 7.50%:	13	\$2,360,967.67	0.11%	0.09%
> 7.50%, up to and including 8.00%:	61	\$9,962,680.51	0.51%	0.38%
Total	12,018	\$2,647,389,784.96	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	11,776	\$2,581,267,752.08	97.99%	97.50%
> 1 days, up to and including 31 days:	171	\$47,701,992.97	1.42%	1.80%
> 31 days, up to and including 61 days:	51	\$13,119,135.00	0.42%	0.50%
> 61 days, up to and including 90 days:	14	\$4,093,756.28	0.12%	0.15%
> 90 days:	6	\$1,207,148.63	0.05%	0.05%
Total	12,018	\$2,647,389,784.96	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,306	\$289,617,994.81	10.87%	10.94%
Regulated Loans	10,712	\$2,357,771,790.15	89.13%	89.06%
Total	12,018	\$2,647,389,784.96	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	164	\$48,495,632.77	11.71%	10.93%
> 6 months, up to and including 12 months:	182	\$57,890,413.90	13.00%	13.05%
> 12 months, up to and including 24 months:	377	\$123,710,556.38	26.93%	27.88%
> 24 months, up to and including 36 months:	439	\$139,116,308.46	31.36%	31.35%
> 36 months, up to and including 48 months:	119	\$35,954,871.58	8.50%	8.10%
> 48 months, up to and including 60 months:	114	\$36,822,453.79	8.14%	8.30%
> 60 months:	5	\$1,732,817.67	0.36%	0.39%
Total	1,400	\$443,723,054.55	100%	100%

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

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