

Monthly Period

Calculation Period Start Date:	01/06/2016
Calculation Period End Date:	30/06/2016
CBG Payment Date:	15/07/2016

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:	\$3,837,960,569.11
Number of Housing Loans:	17,103
Average Housing Loan Balance:	\$224,397.48
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	69.25%
Highest Individual Current Loan-to-Value Ratio:	117.90%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.37%
Percentage of Investment Property Loans:	22.55%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.66%
Weighted Average Seasoning (Months):	65
Weighted Average Remaining Term to Maturity (Months):	282
Maximum Remaining Term to Maturity (Months):	358

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:	\$3,423,668,078.93
(a) LTV Adjusted Principal Balance:	\$3,757,141,840.71
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,423,668,078.93
B. Loan Principal Receipts:	\$161,737,411.71
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,585,405,490.64
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,150,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	126.97%
ACT Ratio : ²	113.82%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	111.99%

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	\$435,405,490.64
Guarantee Loan	\$3,564,594,509.36
Total Intercompany Loan	\$4,000,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$14,794,380.19
Principal Receipts for the month:	\$99,529,304.60

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	6	\$1,814,633.73	0.04%	0.05%
Up to and including 5%:	557	\$4,568,867.56	3.26%	0.12%
> 5%, up to and including 10%:	329	\$11,571,476.46	1.92%	0.30%
> 10%, up to and including 15%:	311	\$18,605,913.14	1.82%	0.48%
> 15%, up to and including 20%:	343	\$28,296,720.58	2.01%	0.74%
> 20%, up to and including 25%:	389	\$40,138,284.51	2.27%	1.05%
> 25%, up to and including 30%:	446	\$57,610,480.12	2.61%	1.50%
> 30%, up to and including 35%:	535	\$79,150,596.22	3.13%	2.06%
> 35%, up to and including 40%:	593	\$97,778,722.69	3.47%	2.55%
> 40%, up to and including 45%:	626	\$121,154,341.23	3.66%	3.16%
> 45%, up to and including 50%:	680	\$138,481,174.58	3.98%	3.61%
> 50%, up to and including 55%:	785	\$171,613,703.71	4.59%	4.47%
> 55%, up to and including 60%:	884	\$204,462,990.32	5.17%	5.33%
> 60%, up to and including 65%:	1,066	\$255,826,503.54	6.23%	6.67%
> 65%, up to and including 70%:	1,438	\$358,595,615.65	8.41%	9.34%
> 70%, up to and including 75%:	2,010	\$529,429,523.70	11.75%	13.79%
> 75%, up to and including 80%:	2,183	\$614,816,444.83	12.76%	16.02%
> 80%, up to and including 85%:	1,543	\$406,752,931.83	9.02%	10.60%
> 85%, up to and including 90%:	1,781	\$515,166,332.05	10.41%	13.42%
> 90%, up to and including 95%:	594	\$181,176,751.55	3.47%	4.72%
> 95%, up to and including 100%:	1	\$208,643.41	0.01%	0.01%
> 105%, up to and including 110%:	1	\$309,377.91	0.01%	0.01%
> 110%:	2	\$430,539.79	0.01%	0.01%
Total	17,103	\$3,837,960,569.11	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	6	\$1,814,633.73	0.04%	0.05%
Up to and including 5%:	695	\$7,645,024.49	4.06%	0.20%
> 5%, up to and including 10%:	411	\$18,527,013.38	2.40%	0.48%
> 10%, up to and including 15%:	411	\$32,797,466.59	2.40%	0.85%
> 15%, up to and including 20%:	442	\$45,620,520.81	2.58%	1.19%
> 20%, up to and including 25%:	532	\$69,932,235.56	3.11%	1.82%
> 25%, up to and including 30%:	577	\$88,960,192.82	3.37%	2.32%
> 30%, up to and including 35%:	670	\$124,264,513.21	3.92%	3.24%
> 35%, up to and including 40%:	706	\$148,988,474.94	4.13%	3.88%
> 40%, up to and including 45%:	858	\$199,925,974.56	5.02%	5.21%
> 45%, up to and including 50%:	991	\$243,468,095.15	5.79%	6.34%
> 50%, up to and including 55%:	1,148	\$290,734,000.15	6.71%	7.58%
> 55%, up to and including 60%:	1,232	\$307,100,348.90	7.20%	8.00%
> 60%, up to and including 65%:	1,370	\$353,708,814.17	8.01%	9.22%
> 65%, up to and including 70%:	1,453	\$383,048,747.49	8.50%	9.98%
> 70%, up to and including 75%:	1,561	\$422,943,346.08	9.13%	11.02%
> 75%, up to and including 80%:	1,400	\$374,629,982.88	8.19%	9.76%
> 80%, up to and including 85%:	1,041	\$280,472,161.52	6.09%	7.31%
> 85%, up to and including 90%:	747	\$209,371,104.34	4.37%	5.46%
> 90%, up to and including 95%:	359	\$99,545,325.43	2.10%	2.59%
> 95%, up to and including 100%:	162	\$40,853,337.48	0.95%	1.06%
> 100%, up to and including 105%:	93	\$24,561,242.56	0.54%	0.64%
> 105%, up to and including 110%:	81	\$22,227,937.66	0.47%	0.58%
> 110%:	157	\$46,820,075.21	0.92%	1.22%
Total	17,103	\$3,837,960,569.11	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	6	\$1,814,633.73	0.04%	0.05%
Indexed Loans	15,136	\$3,380,294,358.32	88.50%	88.08%
Unindexed Loans	1,961	\$455,851,577.06	11.47%	11.88%
Total	17,103	\$3,837,960,569.11	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,916	\$45,868,724.26	11.20%	1.20%
> A\$50,000, up to and including A\$100,000:	1,922	\$145,356,976.14	11.24%	3.79%
> A\$100,000, up to and including A\$150,000:	1,930	\$244,263,431.23	11.28%	6.36%
> A\$150,000, up to and including A\$200,000:	2,193	\$386,353,006.86	12.82%	10.07%
> A\$200,000, up to and including A\$250,000:	2,362	\$533,798,386.27	13.81%	13.91%
> A\$250,000, up to and including A\$300,000:	2,228	\$612,778,379.87	13.03%	15.97%
> A\$300,000, up to and including A\$350,000:	1,744	\$565,294,355.86	10.20%	14.73%
> A\$350,000, up to and including A\$400,000:	1,101	\$410,394,323.42	6.44%	10.69%
> A\$400,000, up to and including A\$450,000:	614	\$259,711,097.80	3.59%	6.77%
> A\$450,000, up to and including A\$500,000:	425	\$200,863,094.18	2.48%	5.23%
> A\$500,000, up to and including A\$550,000:	196	\$102,474,289.70	1.15%	2.67%
> A\$550,000, up to and including A\$600,000:	153	\$87,484,626.45	0.89%	2.28%
> A\$600,000, up to and including A\$650,000:	86	\$53,741,735.78	0.50%	1.40%
> A\$650,000, up to and including A\$700,000:	62	\$41,584,400.00	0.36%	1.08%
> A\$700,000, up to and including A\$750,000:	45	\$32,492,712.85	0.26%	0.85%
> A\$750,000, up to and including A\$800,000:	33	\$25,407,918.51	0.19%	0.66%
> A\$800,000, up to and including A\$850,000:	20	\$16,397,365.18	0.12%	0.43%
> A\$850,000, up to and including A\$900,000:	25	\$21,795,593.85	0.15%	0.57%
> A\$900,000, up to and including A\$950,000:	16	\$14,779,044.24	0.09%	0.39%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,754,224.23	0.06%	0.25%
> A\$1,000,000, up to and including A\$1,100,000:	9	\$9,598,984.33	0.05%	0.25%
> A\$1,100,000, up to and including A\$1,200,000:	5	\$5,907,452.75	0.03%	0.15%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,401,236.23	0.01%	0.06%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,445,750.00	0.01%	0.04%
> A\$1,500,000:	5	\$8,013,459.12	0.03%	0.21%
Total	17,103	\$3,837,960,569.11	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	314	\$95,915,811.44	1.84%	2.50%
> 18 months, up to and including 24 months:	443	\$115,720,252.83	2.59%	3.02%
> 24 months, up to and including 30 months:	745	\$197,442,939.28	4.36%	5.14%
> 30 months, up to and including 36 months:	1,444	\$361,477,597.80	8.44%	9.42%
> 36 months, up to and including 48 months:	2,684	\$663,430,120.25	15.69%	17.29%
> 48 months, up to and including 60 months:	2,962	\$725,165,723.64	17.32%	18.89%
> 60 months:	8,511	\$1,678,808,123.87	49.76%	43.74%
Total	17,103	\$3,837,960,569.11	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	6	\$1,814,633.73	0.04%	0.05%
Australian Capital Territory	241	\$65,066,289.31	1.41%	1.70%
New South Wales	3,562	\$951,848,585.51	20.83%	24.80%
Northern Territory	80	\$21,121,725.53	0.47%	0.55%
Queensland	10,113	\$2,029,787,212.31	59.13%	52.89%
South Australia	374	\$83,875,103.98	2.19%	2.19%
Tasmania	93	\$15,876,249.86	0.54%	0.41%
Victoria	1,568	\$376,565,876.20	9.17%	9.81%
Western Australia	1,066	\$292,004,892.68	6.23%	7.61%
Total	17,103	\$3,837,960,569.11	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	6	\$1,814,633.73	0.04%	0.05%
Brisbane Metropolitan	4,514	\$957,283,951.52	26.39%	24.94%
Gold Coast	1,090	\$235,197,489.15	6.37%	6.13%
Sunshine Coast	692	\$132,660,227.92	4.05%	3.46%
Queensland - Other	3,817	\$704,645,543.72	22.32%	18.36%
Sydney Metropolitan	2,375	\$696,936,043.61	13.89%	18.16%
N.S.W. - Other	1,135	\$242,551,729.06	6.64%	6.32%
Australian Capital Territory	293	\$77,427,102.15	1.71%	2.02%
Melbourne Metropolitan	1,274	\$319,692,873.81	7.45%	8.33%
Victoria - Other	294	\$56,873,002.39	1.72%	1.48%
Perth Metropolitan	959	\$262,958,872.93	5.61%	6.85%
W.A. - Other	107	\$29,046,019.75	0.63%	0.76%
Adelaide Metropolitan	332	\$74,785,393.27	1.94%	1.95%
S.A. - Other	42	\$9,089,710.71	0.25%	0.24%
Darwin Metropolitan	61	\$17,137,561.45	0.36%	0.45%
N.T. - Other	19	\$3,984,164.08	0.11%	0.10%
Hobart Metropolitan	65	\$11,037,510.26	0.38%	0.29%
Tasmania - Other	28	\$4,838,739.60	0.16%	0.13%
Total	17,103	\$3,837,960,569.11	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	2,055	\$611,308,032.87	12.02%	15.93%
Principal and Interest	15,048	\$3,226,652,536.24	87.98%	84.07%
Total	17,103	\$3,837,960,569.11	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	235	\$27,873,563.45	1.37%	0.73%
Home Improvement	219	\$32,521,909.93	1.28%	0.85%
Other	2,480	\$443,837,245.99	14.50%	11.56%
Residential - Detached House	12,175	\$2,877,276,604.48	71.19%	74.97%
Residential - Duplex	50	\$10,164,153.00	0.29%	0.26%
Residential - Established Apartment/Unit/Flat	1,805	\$413,031,257.91	10.55%	10.76%
Residential - New Apartment/Unit/Flat	128	\$31,924,656.70	0.75%	0.83%
Rural Property	11	\$1,331,177.65	0.06%	0.03%
Total	17,103	\$3,837,960,569.11	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,121	\$1,818,630,516.61	47.48%	47.39%
QBE LMI Pool Insurance	279	\$53,750,180.49	1.63%	1.40%
QBELMI	8,703	\$1,965,579,872.01	50.89%	51.21%
Total	17,103	\$3,837,960,569.11	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 2016:	3	\$10,261.77	0.02%	0.00%
> 2016, up to and including 2021:	214	\$8,849,080.75	1.25%	0.23%
> 2021, up to and including 2026:	554	\$40,111,760.61	3.24%	1.05%
> 2026, up to and including 2031:	1,462	\$187,296,121.39	8.55%	4.88%
> 2031, up to and including 2036:	3,078	\$573,081,626.92	18.00%	14.93%
> 2036, up to and including 2041:	6,101	\$1,511,787,537.12	35.67%	39.39%
> 2041:	5,691	\$1,516,824,180.55	33.27%	39.52%
Total	17,103	\$3,837,960,569.11	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,139	\$563,457,817.88	12.51%	14.68%
Variable Rate	14,964	\$3,274,502,751.23	87.49%	85.32%
Total	17,103	\$3,837,960,569.11	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$15,800.85	0.05%	0.00%
2019	1	\$67,754.33	0.05%	0.01%
2020	3	\$114,727.11	0.14%	0.02%
2021	7	\$399,336.52	0.33%	0.07%
2022	4	\$166,618.29	0.19%	0.03%
2023	2	\$129,518.04	0.09%	0.02%
2024	8	\$671,618.78	0.37%	0.12%
2025	6	\$669,498.78	0.28%	0.12%
2026	11	\$1,562,241.61	0.51%	0.28%
2027	10	\$1,488,984.13	0.47%	0.26%
2028	20	\$2,811,070.18	0.94%	0.50%
2029	19	\$4,525,333.29	0.89%	0.80%
2030	22	\$4,077,289.50	1.03%	0.72%
2031	26	\$5,260,478.02	1.22%	0.93%
2032	31	\$7,639,934.34	1.45%	1.36%
2033	63	\$11,571,634.74	2.95%	2.05%
2034	60	\$11,921,733.39	2.81%	2.12%
2035	39	\$10,627,171.56	1.82%	1.89%
2036	76	\$17,957,690.62	3.55%	3.19%
2037	87	\$21,041,743.09	4.07%	3.73%
2038	83	\$20,939,337.61	3.88%	3.72%
2039	93	\$25,249,718.95	4.35%	4.48%
2040	115	\$31,946,236.97	5.38%	5.67%
2041	228	\$59,623,122.03	10.66%	10.58%
2042	356	\$94,172,421.95	16.64%	16.71%
2043	535	\$158,204,483.31	25.01%	28.08%
2044	204	\$62,681,486.58	9.54%	11.12%
2045	28	\$7,710,522.42	1.31%	1.37%
2046	1	\$210,310.89	0.05%	0.04%
Total	2,139	\$563,457,817.88	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	5,081	\$1,324,094,469.28	29.71%	34.50%
> 4.50%, up to and including 5.00%:	9,940	\$2,146,199,246.05	58.12%	55.92%
> 5.00%, up to and including 5.50%:	1,669	\$316,004,506.25	9.76%	8.23%
> 5.50%, up to and including 6.00%:	404	\$50,082,148.23	2.36%	1.30%
> 6.50%, up to and including 7.00%:	4	\$854,733.28	0.02%	0.02%
> 7.00%, up to and including 7.50%:	1	\$124,671.22	0.01%	0.00%
> 7.50%, up to and including 8.00%:	4	\$600,794.80	0.02%	0.02%
Total	17,103	\$3,837,960,569.11	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	16,788	\$3,748,269,174.80	98.16%	97.66%
> 1 days, up to and including 31 days:	249	\$70,339,927.21	1.46%	1.83%
> 31 days, up to and including 61 days:	51	\$15,996,699.81	0.30%	0.42%
> 61 days, up to and including 90 days:	9	\$1,810,291.95	0.05%	0.05%
> 90 days:	6	\$1,544,475.34	0.04%	0.04%
Total	17,103	\$3,837,960,569.11	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	1,165	\$243,509,998.11	6.81%	6.34%
Regulated Loans	15,938	\$3,594,450,571.00	93.19%	93.66%
Total	17,103	\$3,837,960,569.11	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	353	\$106,594,309.46	17.18%	17.44%
> 6 months, up to and including 12 months:	252	\$73,390,625.34	12.26%	12.01%
> 12 months, up to and including 24 months:	495	\$146,075,828.54	24.09%	23.90%
> 24 months, up to and including 36 months:	519	\$150,334,409.34	25.26%	24.59%
> 36 months, up to and including 48 months:	323	\$99,703,646.88	15.72%	16.31%
> 48 months, up to and including 60 months:	108	\$34,256,955.87	5.26%	5.60%
> 60 months:	5	\$952,257.44	0.24%	0.16%
Total	2,055	\$611,308,032.87	100%	100%

Bond Issuance	2012-1	2012-3	2014-1	2014-2	2016-1
ISIN:	AU3CB0194926	AU3CB0201630	AU3CB0225068	AU3FN0025136	AU3FN0031647
Issue Date:	06 Jun 2012	09 Nov 2012	05 Nov 2014	05 Nov 2014	22 Jun 2016
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$1,100,000,000	\$600,000,000	\$250,000,000	\$700,000,000	\$500,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly
Coupon Rate:	4.75%	4.00%	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	06 Dec 2016	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021

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