

Monthly Period	
Calculation Period Start Date:	01/10/2016
Calculation Period End Date:	31/10/2016
CBG Payment Date:	15/11/2016

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:	\$4,061,775,595.21
Number of Housing Loans:	18,228
Average Housing Loan Balance:	\$222,823.26
Maximum Housing Loan Balance:	\$1,866,836.12
Weighted Average Current Loan-to-Value Ratio:	68.56%
Highest Individual Current Loan-to-Value Ratio:	179.01%
Weighted Average Indexed Current Loan-to-Value Ratio:	63.18%
Percentage of Investment Property Loans:	21.13%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.52%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	277
Maximum Remaining Term to Maturity (Months):	359

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:	\$3,622,619,859.92
(a) LTV Adjusted Principal Balance:	\$3,960,838,523.36
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,622,619,859.92
B. Loan Principal Receipts:	\$88,319,249.67
C. Loan Advances:	\$150,000,000.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,860,939,109.59
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,500,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : <sup>1</sup>	118.57%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual AP:	112.00%

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

Funding Summary	
Demand Loan	\$360,939,109.59
Guarantee Loan	\$3,789,060,890.41
Total Intercompany Loan	\$4,150,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$14,190,996.46
Principal Receipts for the month:	\$84,805,646.81

<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	7	\$668,196.17	0.04%	0.02%
Up to and including 5%:	587	\$5,053,955.16	3.22%	0.12%
> 5%, up to and including 10%:	384	\$13,498,645.50	2.11%	0.33%
> 10%, up to and including 15%:	396	\$23,541,893.98	2.17%	0.58%
> 15%, up to and including 20%:	410	\$32,536,512.21	2.25%	0.80%
> 20%, up to and including 25%:	438	\$45,337,246.88	2.40%	1.12%
> 25%, up to and including 30%:	499	\$64,582,345.45	2.74%	1.59%
> 30%, up to and including 35%:	633	\$94,307,302.73	3.47%	2.32%
> 35%, up to and including 40%:	638	\$103,971,242.83	3.50%	2.56%
> 40%, up to and including 45%:	667	\$127,271,503.75	3.66%	3.13%
> 45%, up to and including 50%:	735	\$146,348,773.96	4.03%	3.60%
> 50%, up to and including 55%:	873	\$193,790,993.48	4.79%	4.77%
> 55%, up to and including 60%:	979	\$229,810,510.25	5.37%	5.66%
> 60%, up to and including 65%:	1,173	\$286,688,632.90	6.44%	7.06%
> 65%, up to and including 70%:	1,569	\$400,762,713.60	8.61%	9.87%
> 70%, up to and including 75%:	2,084	\$550,345,698.48	11.43%	13.55%
> 75%, up to and including 80%:	2,106	\$587,297,036.30	11.55%	14.46%
> 80%, up to and including 85%:	1,860	\$506,954,460.55	10.20%	12.48%
> 85%, up to and including 90%:	1,749	\$511,215,512.76	9.60%	12.59%
> 90%, up to and including 95%:	425	\$134,475,123.73	2.33%	3.31%
> 95%, up to and including 100%:	10	\$2,031,539.34	0.05%	0.05%
> 100%, up to and including 105%:	2	\$485,183.74	0.01%	0.01%
> 105%, up to and including 110%:	1	\$95,676.81	0.01%	0.00%
> 110%:	3	\$704,894.65	0.02%	0.02%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	7	\$668,196.17	0.04%	0.02%
Up to and including 5%:	761	\$9,162,003.78	4.17%	0.23%
> 5%, up to and including 10%:	477	\$22,026,247.00	2.62%	0.54%
> 10%, up to and including 15%:	515	\$42,441,621.29	2.83%	1.04%
> 15%, up to and including 20%:	550	\$58,342,218.37	3.02%	1.44%
> 20%, up to and including 25%:	573	\$74,564,162.97	3.14%	1.84%
> 25%, up to and including 30%:	687	\$111,483,366.07	3.77%	2.74%
> 30%, up to and including 35%:	779	\$144,999,024.47	4.27%	3.57%
> 35%, up to and including 40%:	757	\$162,044,532.40	4.15%	3.99%
> 40%, up to and including 45%:	949	\$223,085,173.98	5.21%	5.49%
> 45%, up to and including 50%:	1,045	\$263,192,692.65	5.73%	6.48%
> 50%, up to and including 55%:	1,197	\$304,269,921.39	6.57%	7.49%
> 55%, up to and including 60%:	1,325	\$333,956,742.60	7.27%	8.22%
> 60%, up to and including 65%:	1,413	\$365,196,534.19	7.75%	8.99%
> 65%, up to and including 70%:	1,533	\$412,024,098.27	8.41%	10.14%
> 70%, up to and including 75%:	1,455	\$395,008,303.11	7.98%	9.73%
> 75%, up to and including 80%:	1,368	\$366,280,982.07	7.50%	9.02%
> 80%, up to and including 85%:	1,071	\$290,115,411.26	5.88%	7.14%
> 85%, up to and including 90%:	756	\$206,214,207.87	4.15%	5.08%
> 90%, up to and including 95%:	341	\$94,475,968.57	1.87%	2.33%
> 95%, up to and including 100%:	183	\$45,464,302.50	1.00%	1.12%
> 100%, up to and including 105%:	100	\$27,237,125.38	0.55%	0.67%
> 105%, up to and including 110%:	69	\$21,014,894.43	0.38%	0.52%
> 110%:	317	\$88,507,864.42	1.74%	2.18%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

\* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	7	\$668,196.17	0.04%	0.02%
Indexed Loans	16,046	\$3,558,772,968.31	88.03%	87.62%
Unindexed Loans	2,175	\$502,334,430.73	11.93%	12.37%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</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:	2,023	\$48,110,621.05	11.10%	1.18%
> A\$50,000, up to and including A\$100,000:	2,057	\$155,843,246.48	11.28%	3.84%
> A\$100,000, up to and including A\$150,000:	2,052	\$258,676,215.74	11.26%	6.37%
> A\$150,000, up to and including A\$200,000:	2,393	\$421,066,747.18	13.13%	10.37%
> A\$200,000, up to and including A\$250,000:	2,516	\$567,973,714.11	13.80%	13.98%
> A\$250,000, up to and including A\$300,000:	2,439	\$670,933,061.15	13.38%	16.52%
> A\$300,000, up to and including A\$350,000:	1,842	\$597,197,179.64	10.11%	14.70%
> A\$350,000, up to and including A\$400,000:	1,168	\$435,733,395.45	6.41%	10.73%
> A\$400,000, up to and including A\$450,000:	629	\$266,031,328.46	3.45%	6.55%
> A\$450,000, up to and including A\$500,000:	424	\$200,216,142.71	2.33%	4.93%
> A\$500,000, up to and including A\$550,000:	214	\$112,172,185.84	1.17%	2.76%
> A\$550,000, up to and including A\$600,000:	154	\$88,221,239.11	0.84%	2.17%
> A\$600,000, up to and including A\$650,000:	87	\$54,284,134.87	0.48%	1.34%
> A\$650,000, up to and including A\$700,000:	66	\$44,408,818.75	0.36%	1.09%
> A\$700,000, up to and including A\$750,000:	46	\$33,295,123.33	0.25%	0.82%
> A\$750,000, up to and including A\$800,000:	26	\$19,974,980.33	0.14%	0.49%
> A\$800,000, up to and including A\$850,000:	28	\$23,051,631.63	0.15%	0.57%
> A\$850,000, up to and including A\$900,000:	19	\$16,643,077.09	0.10%	0.41%
> A\$900,000, up to and including A\$950,000:	15	\$13,894,308.26	0.08%	0.34%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,753,541.32	0.05%	0.24%
> A\$1,000,000, up to and including A\$1,100,000:	9	\$9,424,262.89	0.05%	0.23%
> A\$1,100,000, up to and including A\$1,200,000:	6	\$7,059,341.50	0.03%	0.17%
> A\$1,400,000, up to and including A\$1,500,000:	2	\$2,852,687.84	0.01%	0.07%
> A\$1,500,000:	3	\$4,958,610.48	0.02%	0.12%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	513	\$148,904,365.41	2.81%	3.67%
> 24 months, up to and including 30 months:	307	\$76,308,925.70	1.68%	1.88%
> 30 months, up to and including 36 months:	940	\$245,865,864.49	5.16%	6.05%
> 36 months, up to and including 48 months:	2,724	\$666,710,000.31	14.94%	16.41%
> 48 months, up to and including 60 months:	3,484	\$882,153,136.71	19.11%	21.72%
> 60 months:	10,260	\$2,041,833,302.59	56.29%	50.27%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</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	7	\$668,196.17	0.04%	0.02%
Australian Capital Territory	266	\$72,568,505.80	1.46%	1.79%
New South Wales	3,680	\$987,715,207.42	20.19%	24.32%
Northern Territory	82	\$22,480,541.54	0.45%	0.55%
Queensland	10,854	\$2,163,124,724.08	59.55%	53.26%
South Australia	395	\$87,301,850.25	2.17%	2.15%
Tasmania	114	\$18,880,746.46	0.63%	0.46%
Victoria	1,663	\$390,682,058.64	9.12%	9.62%
Western Australia	1,167	\$318,353,764.85	6.40%	7.84%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	7	\$668,196.17	0.04%	0.02%
Brisbane Metropolitan	4,860	\$1,024,649,113.89	26.66%	25.23%
Gold Coast	1,129	\$242,706,892.12	6.19%	5.98%
Sunshine Coast	732	\$136,688,446.88	4.02%	3.37%
Queensland - Other	4,133	\$759,080,271.19	22.67%	18.69%
Sydney Metropolitan	2,400	\$714,047,137.56	13.17%	17.58%
N.S.W. - Other	1,226	\$260,313,483.34	6.73%	6.41%
Australian Capital Territory	320	\$85,923,092.32	1.76%	2.12%
Melbourne Metropolitan	1,329	\$326,087,075.48	7.29%	8.03%
Victoria - Other	334	\$64,594,983.16	1.83%	1.59%
Perth Metropolitan	1,044	\$287,447,533.87	5.73%	7.08%
W.A. - Other	123	\$30,906,230.98	0.67%	0.76%
Adelaide Metropolitan	344	\$76,783,211.40	1.89%	1.89%
S.A. - Other	51	\$10,518,638.85	0.28%	0.26%
Darwin Metropolitan	65	\$18,996,331.03	0.36%	0.47%
N.T. - Other	17	\$3,484,210.51	0.09%	0.09%
Hobart Metropolitan	75	\$12,189,626.70	0.41%	0.30%
Tasmania - Other	39	\$6,691,119.76	0.21%	0.16%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,931	\$575,064,640.91	10.59%	14.16%
Principal and Interest	16,297	\$3,486,710,954.30	89.41%	85.84%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	265	\$31,641,623.09	1.45%	0.78%
Home Improvement	239	\$34,079,371.78	1.31%	0.84%
Other	2,547	\$453,224,387.31	13.97%	11.16%
Residential - Detached House	13,086	\$3,073,049,064.05	71.79%	75.66%
Residential - Duplex	56	\$11,538,816.74	0.31%	0.28%
Residential - Established Apartment/Unit/Flat	1,885	\$422,886,446.49	10.34%	10.41%
Residential - New Apartment/Unit/Flat	135	\$33,744,026.28	0.74%	0.83%
Rural Property	15	\$1,611,859.47	0.08%	0.04%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,111	\$1,800,090,654.01	44.50%	44.32%
QBE LMI Pool Insurance	401	\$84,588,246.57	2.20%	2.08%
QBELMI	9,716	\$2,177,096,694.63	53.30%	53.60%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</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:	1	\$9,387.36	0.01%	0.00%
> 2016, up to and including 2021:	218	\$8,444,296.37	1.20%	0.21%
> 2021, up to and including 2026:	628	\$45,800,297.65	3.45%	1.13%
> 2026, up to and including 2031:	1,622	\$202,438,959.80	8.90%	4.98%
> 2031, up to and including 2036:	3,417	\$622,533,406.08	18.75%	15.33%
> 2036, up to and including 2041:	6,476	\$1,612,901,422.25	35.53%	39.71%
> 2041:	5,866	\$1,569,647,825.70	32.18%	38.64%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,866	\$479,821,924.29	10.24%	11.81%
Variable Rate	16,362	\$3,581,953,670.92	89.76%	88.19%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2017	1	\$11,410.71	0.05%	0.00%
2019	1	\$102,377.81	0.05%	0.02%
2020	3	\$104,573.39	0.16%	0.02%
2021	3	\$75,701.51	0.16%	0.02%
2022	4	\$154,435.82	0.21%	0.03%
2023	2	\$123,298.49	0.11%	0.03%
2024	9	\$663,264.42	0.48%	0.14%
2025	6	\$646,827.05	0.32%	0.13%
2026	12	\$1,462,537.57	0.64%	0.30%
2027	12	\$1,754,354.47	0.64%	0.37%
2028	10	\$1,477,597.83	0.54%	0.31%
2029	16	\$3,798,281.15	0.86%	0.79%
2030	26	\$4,148,470.72	1.39%	0.86%
2031	32	\$5,401,703.45	1.71%	1.13%
2032	38	\$9,224,287.63	2.04%	1.92%
2033	45	\$7,942,790.79	2.41%	1.66%
2034	56	\$10,558,351.37	3.00%	2.20%
2035	42	\$11,514,347.00	2.25%	2.40%
2036	78	\$17,826,517.32	4.18%	3.72%
2037	88	\$20,366,905.62	4.72%	4.24%
2038	61	\$15,768,395.79	3.27%	3.29%
2039	94	\$25,778,932.19	5.04%	5.37%
2040	111	\$31,750,116.95	5.95%	6.62%
2041	220	\$57,303,498.59	11.79%	11.94%
2042	374	\$98,071,521.89	20.04%	20.44%
2043	300	\$87,762,304.60	16.08%	18.29%
2044	194	\$58,149,704.89	10.40%	12.12%
2045	27	\$7,670,021.83	1.45%	1.60%
2046	1	\$209,393.44	0.05%	0.04%
<b>Total</b>	<b>1,866</b>	<b>\$479,821,924.29</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%:	7,375	\$1,880,260,630.28	40.46%	46.29%
> 4.50%, up to and including 5.00%:	9,005	\$1,877,679,719.44	49.40%	46.23%
> 5.00%, up to and including 5.50%:	1,442	\$253,370,017.80	7.91%	6.24%
> 5.50%, up to and including 6.00%:	399	\$49,073,478.40	2.19%	1.21%
> 6.50%, up to and including 7.00%:	7	\$1,391,749.29	0.04%	0.03%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	17,889	\$3,968,285,261.72	98.14%	97.70%
> 1 days, up to and including 31 days:	272	\$73,947,832.85	1.49%	1.82%
> 31 days, up to and including 61 days:	46	\$12,609,575.24	0.25%	0.31%
> 61 days, up to and including 90 days:	9	\$3,547,877.52	0.05%	0.09%
> 90 days:	12	\$3,385,047.88	0.07%	0.08%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</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	1,247	\$251,592,356.43	6.84%	6.19%
Regulated Loans	16,981	\$3,810,183,238.78	93.16%	93.81%
<b>Total</b>	<b>18,228</b>	<b>\$4,061,775,595.21</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:	357	\$106,982,975.84	18.49%	18.60%
> 6 months, up to and including 12 months:	249	\$72,434,725.62	12.89%	12.60%
> 12 months, up to and including 24 months:	527	\$153,760,007.63	27.29%	26.74%
> 24 months, up to and including 36 months:	397	\$118,571,141.94	20.56%	20.62%
> 36 months, up to and including 48 months:	288	\$89,913,637.66	14.91%	15.64%
> 48 months, up to and including 60 months:	106	\$31,593,293.50	5.49%	5.49%
> 60 months:	7	\$1,808,858.72	0.36%	0.31%
<b>Total</b>	<b>1,931</b>	<b>\$575,064,640.91</b>	<b>100%</b>	<b>100%</b>

Bond Issuance	2012-1	2012-3	2014-1	2014-2	2016-1	2016-2
<b>ISIN:</b>	AU3CB0194926	AU3CB0201630	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267
<b>Issue Date:</b>	06 Jun 2012	09 Nov 2012	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 2016
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD	AUD	AUD	AUD
<b>Issue Amount:</b>	\$1,100,000,000	\$600,000,000	\$250,000,000	\$700,000,000	\$500,000,000	\$350,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	4.75%	4.00%	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity:</b>	06 Dec 2016	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026

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