

Monthly Period

Calculation Period Start Date:	01/10/2017
Calculation Period End Date:	31/10/2017
CBG Payment Date:	15/11/2017

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:	\$2,889,699,308.63
Number of Housing Loans:	12,954
Average Housing Loan Balance:	\$223,082.09
Maximum Housing Loan Balance:	\$1,867,211.12
Weighted Average Current Loan-to-Value Ratio:	67.70%
Highest Individual Current Loan-to-Value Ratio:	200.00%
Weighted Average Indexed Current Loan-to-Value Ratio:	61.96%
Percentage of Investment Property Loans:	24.06%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.57%
Weighted Average Seasoning (Months):	75
Weighted Average Remaining Term to Maturity (Months):	273
Maximum Remaining Term to Maturity (Months):	355

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:	\$2,577,237,172.46
(a) LTV Adjusted Principal Balance:	\$2,810,752,949.47
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,577,237,172.46
B. Loan Principal Receipts:	\$110,194,933.14
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,687,432,105.60
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,650,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	89.29%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio ¹ :	113.20%
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	\$37,432,105.60
Guarantee Loan	\$2,962,567,894.40
Total Intercompany Loan	\$3,000,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$10,445,427.91
Principal Receipts for the month:	\$52,292,798.32

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$0.00	0.01%	0.00%
Up to and including 5%:	559	\$4,134,686.60	4.32%	0.14%
> 5%, up to and including 10%:	273	\$9,844,761.91	2.11%	0.34%
> 10%, up to and including 15%:	279	\$15,856,831.38	2.15%	0.55%
> 15%, up to and including 20%:	325	\$25,444,265.17	2.51%	0.88%
> 20%, up to and including 25%:	354	\$35,436,062.88	2.73%	1.23%
> 25%, up to and including 30%:	419	\$53,010,460.03	3.23%	1.83%
> 30%, up to and including 35%:	436	\$67,877,241.74	3.37%	2.35%
> 35%, up to and including 40%:	435	\$76,515,171.97	3.36%	2.65%
> 40%, up to and including 45%:	478	\$91,938,487.68	3.69%	3.18%
> 45%, up to and including 50%:	530	\$110,616,680.24	4.09%	3.83%
> 50%, up to and including 55%:	621	\$140,897,472.96	4.79%	4.88%
> 55%, up to and including 60%:	683	\$163,953,499.71	5.27%	5.67%
> 60%, up to and including 65%:	837	\$214,124,690.12	6.46%	7.41%
> 65%, up to and including 70%:	1,143	\$298,512,805.01	8.82%	10.33%
> 70%, up to and including 75%:	1,433	\$379,466,118.82	11.06%	13.13%
> 75%, up to and including 80%:	1,646	\$487,109,611.58	12.71%	16.86%
> 80%, up to and including 85%:	1,264	\$342,276,870.46	9.76%	11.84%
> 85%, up to and including 90%:	1,060	\$313,766,093.50	8.18%	10.86%
> 90%, up to and including 95%:	175	\$58,145,855.38	1.35%	2.01%
> 95%, up to and including 100%:	1	\$292,734.28	0.01%	0.01%
> 105%, up to and including 110%:	1	\$231,541.22	0.01%	0.01%
> 110%:	1	\$247,365.99	0.01%	0.01%
Total	12,954	\$2,889,699,308.63	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	1	\$0.00	0.01%	0.00%
Up to and including 5%:	699	\$7,845,274.39	5.40%	0.27%
> 5%, up to and including 10%:	386	\$19,439,841.34	2.98%	0.67%
> 10%, up to and including 15%:	398	\$31,377,116.87	3.07%	1.09%
> 15%, up to and including 20%:	453	\$50,628,973.18	3.50%	1.75%
> 20%, up to and including 25%:	440	\$63,266,653.68	3.40%	2.19%
> 25%, up to and including 30%:	519	\$86,576,153.19	4.01%	3.00%
> 30%, up to and including 35%:	592	\$124,702,968.16	4.57%	4.32%
> 35%, up to and including 40%:	610	\$146,664,949.80	4.71%	5.08%
> 40%, up to and including 45%:	761	\$187,010,238.81	5.87%	6.47%
> 45%, up to and including 50%:	779	\$188,777,086.03	6.01%	6.53%
> 50%, up to and including 55%:	874	\$230,223,338.17	6.75%	7.97%
> 55%, up to and including 60%:	858	\$217,509,229.49	6.62%	7.53%
> 60%, up to and including 65%:	917	\$241,454,316.48	7.08%	8.36%
> 65%, up to and including 70%:	923	\$254,802,970.96	7.13%	8.82%
> 70%, up to and including 75%:	932	\$262,685,405.42	7.19%	9.09%
> 75%, up to and including 80%:	855	\$236,717,512.88	6.60%	8.19%
> 80%, up to and including 85%:	611	\$166,528,881.13	4.72%	5.76%
> 85%, up to and including 90%:	513	\$144,372,969.77	3.96%	5.00%
> 90%, up to and including 95%:	252	\$69,910,371.33	1.95%	2.42%
> 95%, up to and including 100%:	126	\$35,062,253.34	0.97%	1.21%
> 100%, up to and including 105%:	100	\$24,377,602.58	0.77%	0.84%
> 105%, up to and including 110%:	72	\$18,721,267.91	0.56%	0.65%
> 110%:	283	\$81,043,933.72	2.18%	2.80%
Total	12,954	\$2,889,699,308.63	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	1	\$0.00	0.01%	0.00%
Indexed Loans	11,421	\$2,533,730,366.06	88.17%	87.68%
Unindexed Loans	1,532	\$355,968,942.57	11.83%	12.32%
Total	12,954	\$2,889,699,308.63	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	1,541	\$34,511,423.65	11.90%	1.19%
> A\$50,000, up to and including A\$100,000:	1,410	\$107,306,418.46	10.88%	3.71%
> A\$100,000, up to and including A\$150,000:	1,414	\$178,770,447.20	10.92%	6.19%
> A\$150,000, up to and including A\$200,000:	1,691	\$297,617,654.69	13.05%	10.30%
> A\$200,000, up to and including A\$250,000:	1,814	\$408,945,701.82	14.00%	14.15%
> A\$250,000, up to and including A\$300,000:	1,663	\$456,640,603.05	12.84%	15.80%
> A\$300,000, up to and including A\$350,000:	1,302	\$421,759,664.86	10.05%	14.60%
> A\$350,000, up to and including A\$400,000:	833	\$310,619,273.82	6.43%	10.75%
> A\$400,000, up to and including A\$450,000:	455	\$192,583,894.28	3.51%	6.66%
> A\$450,000, up to and including A\$500,000:	307	\$145,122,938.58	2.37%	5.02%
> A\$500,000, up to and including A\$550,000:	155	\$81,239,141.97	1.20%	2.81%
> A\$550,000, up to and including A\$600,000:	129	\$74,088,985.05	1.00%	2.56%
> A\$600,000, up to and including A\$650,000:	62	\$38,708,268.20	0.48%	1.34%
> A\$650,000, up to and including A\$700,000:	52	\$35,080,678.21	0.40%	1.21%
> A\$700,000, up to and including A\$750,000:	36	\$26,064,247.52	0.28%	0.90%
> A\$750,000, up to and including A\$800,000:	28	\$21,874,925.91	0.22%	0.76%
> A\$800,000, up to and including A\$850,000:	25	\$20,558,822.10	0.19%	0.71%
> A\$850,000, up to and including A\$900,000:	7	\$6,127,051.65	0.05%	0.21%
> A\$900,000, up to and including A\$950,000:	8	\$7,383,951.72	0.06%	0.26%
> A\$950,000, up to and including A\$1,000,000:	9	\$8,720,508.94	0.07%	0.30%
> A\$1,000,000, up to and including A\$1,100,000:	5	\$5,144,193.05	0.04%	0.18%
> A\$1,100,000, up to and including A\$1,200,000:	3	\$3,363,699.17	0.02%	0.12%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,260,375.00	0.01%	0.04%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,362,743.86	0.01%	0.05%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,469,435.50	0.01%	0.05%
> A\$1,500,000:	2	\$3,374,260.37	0.02%	0.12%
Total	12,954	\$2,889,699,308.63	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	44	\$15,664,817.16	0.34%	0.54%
> 12 months, up to and including 18 months:	82	\$29,701,066.62	0.63%	1.03%
> 18 months, up to and including 24 months:	134	\$51,244,057.68	1.03%	1.77%
> 24 months, up to and including 30 months:	164	\$61,129,417.20	1.27%	2.12%
> 30 months, up to and including 36 months:	561	\$168,085,981.92	4.33%	5.82%
> 36 months, up to and including 48 months:	1,079	\$281,986,801.17	8.33%	9.76%
> 48 months, up to and including 60 months:	2,081	\$501,324,448.43	16.06%	17.35%
> 60 months:	8,809	\$1,780,562,718.45	68.00%	61.62%
Total	12,954	\$2,889,699,308.63	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	1	\$0.00	0.01%	0.00%
Australian Capital Territory	181	\$49,469,517.72	1.40%	1.71%
New South Wales	2,521	\$680,424,768.59	19.46%	23.55%
Northern Territory	64	\$17,499,667.03	0.49%	0.61%
Queensland	7,762	\$1,541,997,849.17	59.92%	53.36%
South Australia	312	\$66,445,885.78	2.41%	2.30%
Tasmania	61	\$9,759,076.25	0.47%	0.34%
Victoria	1,199	\$280,047,658.48	9.26%	9.69%
Western Australia	853	\$244,054,885.61	6.58%	8.45%
Total	12,954	\$2,889,699,308.63	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	1	\$0.00	0.01%	0.00%
Brisbane Metropolitan	3,357	\$710,309,003.44	25.91%	24.58%
Gold Coast	767	\$161,197,511.20	5.92%	5.58%
Sunshine Coast	509	\$97,902,558.17	3.93%	3.39%
Queensland - Other	3,129	\$572,588,776.36	24.15%	19.81%
Sydney Metropolitan	1,624	\$489,296,368.73	12.54%	16.93%
N.S.W. - Other	857	\$181,532,001.86	6.62%	6.28%
Australian Capital Territory	221	\$59,065,915.72	1.71%	2.04%
Melbourne Metropolitan	935	\$228,232,564.45	7.22%	7.90%
Victoria - Other	264	\$51,815,094.03	2.04%	1.79%
Perth Metropolitan	764	\$220,546,994.84	5.90%	7.63%
W.A. - Other	89	\$23,507,890.77	0.69%	0.81%
Adelaide Metropolitan	270	\$58,072,201.56	2.08%	2.01%
S.A. - Other	42	\$8,373,684.22	0.32%	0.29%
Darwin Metropolitan	48	\$14,413,064.20	0.37%	0.50%
N.T. - Other	16	\$3,086,602.83	0.12%	0.11%
Hobart Metropolitan	39	\$5,945,244.19	0.30%	0.21%
Tasmania - Other	22	\$3,813,832.06	0.17%	0.13%
Total	12,954	\$2,889,699,308.63	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,382	\$444,105,314.63	10.67%	15.37%
Principal and Interest	11,572	\$2,445,593,994.00	89.33%	84.63%
Total	12,954	\$2,889,699,308.63	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	4	\$785,827.77	0.03%	0.03%
Home Equity Purchase	110	\$11,985,022.46	0.85%	0.41%
Home Improvement	305	\$40,531,299.08	2.35%	1.40%
Other	1,233	\$227,907,539.83	9.52%	7.89%
Residential - Detached House	9,693	\$2,237,639,061.74	74.83%	77.44%
Residential - Duplex	14	\$2,542,410.09	0.11%	0.09%
Residential - Established Apartment/Unit/Flat	1,472	\$336,544,332.28	11.36%	11.65%
Residential - New Apartment/Unit/Flat	120	\$31,170,860.71	0.93%	1.08%
Rural Property	3	\$592,954.67	0.02%	0.02%
Total	12,954	\$2,889,699,308.63	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	5,970	\$1,363,426,504.03	46.09%	47.18%
QBE	6,745	\$1,482,418,879.24	52.07%	51.30%
QBE LMI Pool Insurance	239	\$43,853,925.36	1.84%	1.52%
Total	12,954	\$2,889,699,308.63	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	142	\$3,642,845.72	1.10%	0.13%
> 2021, up to and including 2026:	408	\$25,685,402.57	3.15%	0.89%
> 2026, up to and including 2031:	1,070	\$120,625,544.55	8.26%	4.17%
> 2031, up to and including 2036:	2,212	\$377,632,468.44	17.08%	13.07%
> 2036, up to and including 2041:	4,274	\$1,032,885,994.52	32.99%	35.74%
> 2041:	4,848	\$1,329,227,052.83	37.42%	46.00%
Total	12,954	\$2,889,699,308.63	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,416	\$368,565,835.84	10.93%	12.75%
Variable Rate	11,538	\$2,521,133,472.79	89.07%	87.25%
Total	12,954	\$2,889,699,308.63	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2020	2	\$43,675.92	0.14%	0.01%
2021	2	\$33,296.67	0.14%	0.01%
2022	2	\$97,332.31	0.14%	0.03%
2023	2	\$103,480.49	0.14%	0.03%
2024	4	\$325,231.37	0.28%	0.09%
2025	5	\$563,826.16	0.35%	0.15%
2026	8	\$913,684.27	0.56%	0.25%
2027	9	\$1,294,760.87	0.64%	0.35%
2028	6	\$606,709.98	0.42%	0.16%
2029	9	\$1,962,007.59	0.64%	0.53%
2030	11	\$1,396,004.90	0.78%	0.38%
2031	15	\$2,622,439.80	1.06%	0.71%
2032	26	\$6,165,719.60	1.84%	1.67%
2033	34	\$5,901,477.50	2.40%	1.60%
2034	25	\$4,924,807.17	1.77%	1.34%
2035	28	\$6,998,836.62	1.98%	1.90%
2036	42	\$8,458,448.96	2.97%	2.29%
2037	46	\$10,674,193.45	3.25%	2.90%
2038	48	\$11,665,949.38	3.39%	3.17%
2039	69	\$18,114,976.56	4.87%	4.91%
2040	80	\$22,245,988.71	5.65%	6.04%
2041	157	\$40,518,965.73	11.09%	10.99%
2042	278	\$71,130,252.90	19.63%	19.30%
2043	269	\$75,887,848.73	19.00%	20.59%
2044	117	\$33,500,168.89	8.26%	9.09%
2045	77	\$25,171,941.27	5.44%	6.83%
2046	42	\$15,994,223.69	2.97%	4.34%
2047	3	\$1,249,586.35	0.21%	0.34%
Total	1,416	\$368,565,835.84	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	5,116	\$1,317,880,393.86	39.49%	45.61%
> 4.50%, up to and including 5.00%:	5,906	\$1,227,349,555.58	45.59%	42.47%
> 5.00%, up to and including 5.50%:	1,383	\$275,023,767.79	10.68%	9.52%
> 5.50%, up to and including 6.00%:	548	\$69,184,380.93	4.23%	2.39%
> 6.00%, up to and including 6.50%:	1	\$261,210.47	0.01%	0.01%
Total	12,954	\$2,889,699,308.63	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,662	\$2,806,068,451.79	97.75%	97.11%
> 1 days, up to and including 31 days:	196	\$54,345,165.16	1.51%	1.88%
> 31 days, up to and including 61 days:	56	\$16,942,774.83	0.43%	0.59%
> 61 days, up to and including 90 days:	30	\$9,581,583.25	0.23%	0.33%
> 90 days:	10	\$2,761,333.60	0.08%	0.10%
Total	12,954	\$2,889,699,308.63	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	901	\$195,493,420.41	6.96%	6.77%
Regulated Loans	12,053	\$2,694,205,888.22	93.04%	93.23%
Total	12,954	\$2,889,699,308.63	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	209	\$68,342,791.86	15.12%	15.39%
> 6 months, up to and including 12 months:	246	\$72,727,242.19	17.80%	16.38%
> 12 months, up to and including 24 months:	347	\$106,585,676.69	25.11%	24.00%
> 24 months, up to and including 36 months:	325	\$109,525,528.79	23.52%	24.66%
> 36 months, up to and including 48 months:	154	\$53,299,391.88	11.14%	12.00%
> 48 months, up to and including 60 months:	100	\$33,352,763.22	7.24%	7.51%
> 60 months:	1	\$271,920.00	0.07%	0.06%
Total	1,382	\$444,105,314.63	100%	100%

Bond Issuance	2012-3	2014-1	2014-2	2016-1	2016-2
ISIN:	AU3CB0201630	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267
Issue Date:	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:	\$600,000,000	\$250,000,000	\$700,000,000	\$500,000,000	\$600,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual
Coupon Rate:	4.00%	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026

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