

Investor Report as at 30 September 2017

Monthly Period	
Calculation Period Start Date:	01/09/2017
Calculation Period End Date:	30/09/2017
CBG Payment Date:	16/10/2017

Ratings Overview	Moody's	Fitch
Suncorp-Metway Limited Long Term Rating:	A1	A+
Suncorp-Metway Limited Short Term Rating:	P-1	F1

Progamme 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:	\$2,941,975,040.98
Number of Housing Loans:	13,133
Average Housing Loan Balance:	\$224,023.24
Maximum Housing Loan Balance:	\$1,867,211.12
Weighted Average Current Loan-to-Value Ratio:	67.88%
Highest Individual Current Loan-to-Value Ratio:	99.42%
Weighted Average Indexed Current Loan-to-Value Ratio:	62.04%
Percentage of Investment Property Loans:	24.21%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.56%
Weighted Average Seasoning (Months):	74
Weighted Average Remaining Term to Maturity (Months):	274
Maximum Remaining Term to Maturity (Months):	357



Investor Report as at 30 September 2017

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:		\$2,624,130,483.54
(a) LTV Adjusted Principal Balance:	\$2,863,006,450.56	
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,624,130,483.54	
B. Loan Principal Receipts:		\$57,902,134.82
C. Loan Advances:		\$0.00
D. Substitution Assets & Authorised Investments:		\$0.00
Z. Negative Carry:		\$0.00
Adjusted Aggregate Loan Amount:		\$2,682,032,618.36
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	\$32,032,618.36
Guarantee Loan	\$2,967,967,381.64
Total Intercompany Loan	\$3,000,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$10,493,215.90
Principal Receipts for the month:	\$57,223,586.88



Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	559	\$4,276,868.00	4.26%	0.15%
> 5%, up to and including 10%:	279	\$9,848,001.61	2.12%	0.33%
> 10%, up to and including 15%:	290	\$16,641,945.21	2.21%	0.57%
> 15%, up to and including 20%:	306	\$24,110,576.78	2.33%	0.82%
> 20%, up to and including 25%:	359	\$35,536,746.00	2.73%	1.21%
> 25%, up to and including 30%:	427	\$53,352,916.02	3.25%	1.81%
> 30%, up to and including 35%:	445	\$70,126,251.79	3.39%	2.38%
> 35%, up to and including 40%:	422	\$75,122,604.42	3.21%	2.55%
> 40%, up to and including 45%:	488	\$94,077,530.55	3.72%	3.20%
> 45%, up to and including 50%:	526	\$110,133,373.40	4.01%	3.74%
> 50%, up to and including 55%:	623	\$142,479,814.68	4.74%	4.84%
> 55%, up to and including 60%:	693	\$167,450,753.99	5.28%	5.69%
> 60%, up to and including 65%:	845	\$214,909,347.20	6.43%	7.30%
> 65%, up to and including 70%:	1,128	\$294,770,123.94	8.59%	10.02%
> 70%, up to and including 75%:	1,466	\$390,498,816.16	11.16%	13.27%
> 75%, up to and including 80%:	1,671	\$492,399,046.94	12.72%	16.74%
> 80%, up to and including 85%:	1,304	\$354,655,300.48	9.93%	12.06%
> 85%, up to and including 90%:	1,119	\$331,370,502.85	8.52%	11.26%
> 90%, up to and including 95%:	182	\$59,921,230.73	1.39%	2.04%
> 95%, up to and including 100%:	1	\$293,290.23	0.01%	0.01%
Total	13,133	\$2,941,975,040.98	100%	100%



Investor Report as at 30 September 2017

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	714	\$8,486,604.59	5.44%	0.29%
> 5%, up to and including 10%:	381	\$19,599,627.86	2.90%	0.67%
> 10%, up to and including 15%:	400	\$31,387,756.52	3.05%	1.07%
> 15%, up to and including 20%:	443	\$50,726,394.49	3.37%	1.72%
> 20%, up to and including 25%:	431	\$60,455,661.41	3.28%	2.05%
> 25%, up to and including 30%:	544	\$92,608,126.02	4.14%	3.15%
> 30%, up to and including 35%:	593	\$124,156,826.08	4.52%	4.22%
> 35%, up to and including 40%:	614	\$146,776,836.54	4.68%	4.99%
> 40%, up to and including 45%:	742	\$185,107,906.11	5.65%	6.29%
> 45%, up to and including 50%:	806	\$196,102,613.58	6.14%	6.67%
> 50%, up to and including 55%:	859	\$229,142,963.45	6.54%	7.79%
> 55%, up to and including 60%:	891	\$227,064,587.96	6.78%	7.72%
> 60%, up to and including 65%:	927	\$242,169,082.16	7.06%	8.23%
> 65%, up to and including 70%:	940	\$259,793,684.51	7.16%	8.83%
> 70%, up to and including 75%:	951	\$267,943,208.03	7.24%	9.11%
> 75%, up to and including 80%:	863	\$240,816,841.30	6.57%	8.19%
> 80%, up to and including 85%:	678	\$185,333,959.73	5.16%	6.30%
> 85%, up to and including 90%:	519	\$145,793,283.42	3.95%	4.96%
> 90%, up to and including 95%:	258	\$69,718,329.27	1.96%	2.37%
> 95%, up to and including 100%:	147	\$39,241,379.42	1.12%	1.33%
> 100%, up to and including 105%:	114	\$28,029,855.30	0.87%	0.95%
> 105%, up to and including 110%:	47	\$13,492,452.69	0.36%	0.46%
> 110%:	271	\$78,027,060.54	2.06%	2.65%
Total	13,133	\$2,941,975,040.98	100%	100%

* Based on monthly data provided by APM.

Property Indexation Details	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Indexed Loans	11,552	\$2,573,959,288.79	87.96%	87.49%
Unindexed Loans	1,581	\$368,015,752.19	12.04%	12.51%
Total	13,133	\$2,941,975,040.98	100%	100%



Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50.000:	1,543	\$34,749,888.68	11.75%	1.18%
	,			3.71%
> A\$50,000, up to and including A\$100,000:	1,430	\$109,003,186.57	10.89%	
> A\$100,000, up to and including A\$150,000:	1,414	\$178,999,094.32	10.77%	6.08%
> A\$150,000, up to and including A\$200,000:	1,710	\$300,865,384.15	13.02%	10.23%
> A\$200,000, up to and including A\$250,000:	1,841	\$415,161,830.87	14.02%	14.11%
> A\$250,000, up to and including A\$300,000:	1,701	\$467,382,311.64	12.95%	15.89%
> A\$300,000, up to and including A\$350,000:	1,339	\$434,007,509.97	10.20%	14.75%
> A\$350,000, up to and including A\$400,000:	837	\$312,242,345.95	6.37%	10.61%
> A\$400,000, up to and including A\$450,000:	471	\$199,264,874.26	3.59%	6.77%
> A\$450,000, up to and including A\$500,000:	316	\$149,382,262.30	2.41%	5.08%
> A\$500,000, up to and including A\$550,000:	156	\$81,724,625.68	1.19%	2.78%
> A\$550,000, up to and including A\$600,000:	126	\$72,347,490.30	0.96%	2.46%
> A\$600,000, up to and including A\$650,000:	66	\$41,144,229.64	0.50%	1.40%
> A\$650,000, up to and including A\$700,000:	51	\$34,381,678.27	0.39%	1.17%
> A\$700,000, up to and including A\$750,000:	42	\$30,413,600.38	0.32%	1.03%
> A\$750,000, up to and including A\$800,000:	23	\$17,900,946.43	0.18%	0.61%
> A\$800,000, up to and including A\$850,000:	28	\$22,974,928.38	0.21%	0.78%
> A\$850,000, up to and including A\$900,000:	8	\$6,988,852.05	0.06%	0.24%
> A\$900,000, up to and including A\$950,000:	8	\$7,367,095.85	0.06%	0.25%
> A\$950,000, up to and including A\$1,000,000:	11	\$10,646,036.21	0.08%	0.36%
> A\$1,000,000, up to and including A\$1,100,000:	4	\$4,154,417.71	0.03%	0.14%
> A\$1,100,000, up to and including A\$1,200,000:	3	\$3,373,648.09	0.02%	0.11%
> 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	\$1,370,299.83	0.01%	0.05%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,475,188.42	0.01%	0.05%
> A\$1,500,000:	2	\$3,392,940.03	0.02%	0.12%
Total	13,133	\$2,941,975,040.98	100%	100%



Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	54	\$19,262,415.25	0.41%	0.65%
> 12 months, up to and including 18 months:	92	\$33,496,997.83	0.70%	1.14%
> 18 months, up to and including 24 months:	140	\$52,762,932.31	1.07%	1.79%
> 24 months, up to and including 30 months:	179	\$66,393,180.53	1.36%	2.26%
> 30 months, up to and including 36 months:	583	\$172,561,929.21	4.44%	5.87%
> 36 months, up to and including 48 months:	1,243	\$322,701,936.23	9.46%	10.97%
> 48 months, up to and including 60 months:	2,114	\$511,515,239.04	16.10%	17.39%
> 60 months:	8,728	\$1,763,280,410.58	66.46%	59.94%
Total	13,133	\$2,941,975,040.98	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	188	\$51,538,478.49	1.43%	1.75%
New South Wales	2,565	\$696,629,927.60	19.53%	23.68%
Northern Territory	64	\$17,539,373.02	0.49%	0.60%
Queensland	7,856	\$1,564,718,412.00	59.82%	53.19%
South Australia	320	\$68,370,696.20	2.44%	2.32%
Tasmania	64	\$11,039,889.21	0.49%	0.38%
Victoria	1,221	\$286,706,483.55	9.30%	9.75%
Western Australia	855	\$245,431,780.91	6.51%	8.34%
Total	13,133	\$2,941,975,040.98	100%	100%



Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,405	\$722,856,672.74	25.93%	24.57%
Gold Coast	779	\$163,352,333.61	5.93%	5.55%
Sunshine Coast	513	\$99,026,664.00	3.91%	3.37%
Queensland - Other	3,159	\$579,482,741.65	24.05%	19.70%
Sydney Metropolitan	1,657	\$501,455,746.01	12.62%	17.04%
N.S.W Other	867	\$185,292,119.07	6.60%	6.30%
Australian Capital Territory	229	\$61,420,541.01	1.74%	2.09%
Melbourne Metropolitan	954	\$234,375,024.24	7.26%	7.97%
Victoria - Other	267	\$52,331,459.31	2.03%	1.78%
Perth Metropolitan	766	\$221,895,228.40	5.83%	7.54%
W.A Other	89	\$23,536,552.51	0.68%	0.80%
Adelaide Metropolitan	276	\$59,437,886.86	2.10%	2.02%
S.A Other	44	\$8,932,809.34	0.34%	0.30%
Darwin Metropolitan	48	\$14,445,753.19	0.37%	0.49%
N.T Other	16	\$3,093,619.83	0.12%	0.11%
Hobart Metropolitan	41	\$6,937,977.63	0.31%	0.24%
Tasmania - Other	23	\$4,101,911.58	0.18%	0.14%
Total	13,133	\$2,941,975,040.98	100%	100%



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,437	\$462,045,159.23	10.94%	15.71%
Principal and Interest	11,696	\$2,479,929,881.75	89.06%	84.29%
Total	13,133	\$2,941,975,040.98	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	4	\$787,504.78	0.03%	0.03%
Home Equity Purchase	111	\$12,098,214.74	0.85%	0.41%
Home Improvement	307	\$41,048,274.34	2.34%	1.40%
Other	1,246	\$230,942,782.30	9.49%	7.85%
Residential - Detached House	9,829	\$2,278,791,761.24	74.84%	77.46%
Residential - Duplex	14	\$2,543,103.07	0.11%	0.09%
Residential - Established Apartment/Unit/Flat	1,499	\$343,701,334.59	11.41%	11.68%
Residential - New Apartment/Unit/Flat	120	\$31,468,378.13	0.91%	1.07%
Rural Property	3	\$593,687.79	0.02%	0.02%
Total	13,133	\$2,941,975,040.98	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	6,048	\$1,388,133,191.32	46.05%	47.18%
QBE	6,846	\$1,509,861,748.80	52.13%	51.32%
QBE LMI Pool Insurance	239	\$43,980,100.86	1.82%	1.49%
Total	13,133	\$2,941,975,040.98	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	144	\$3,858,578.65	1.10%	0.13%
> 2021, up to and including 2026:	413	\$26,510,795.77	3.14%	0.90%
> 2026, up to and including 2031:	1,083	\$122,529,786.45	8.25%	4.16%
> 2031, up to and including 2036:	2,235	\$384,208,996.61	17.02%	13.06%
> 2036, up to and including 2041:	4,334	\$1,051,564,575.72	33.00%	35.74%
> 2041:	4,924	\$1,353,302,307.78	37.49%	46.00%
Total	13,133	\$2,941,975,040.98	100%	100%



Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,415	\$367,751,575.95	10.77%	12.50%
Variable Rate	11,718	\$2,574,223,465.03	89.23%	87.50%
Total	13,133	\$2,941,975,040.98	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2020	2	\$44,854.34	0.14%	0.01%
2021	2	\$34,102.17	0.14%	0.01%
2022	2	\$98,822.22	0.14%	0.03%
2023	2	\$105,324.83	0.14%	0.03%
2024	4	\$329,457.86	0.28%	0.09%
2025	5	\$569,880.66	0.35%	0.15%
2026	8	\$923,128.71	0.57%	0.25%
2027	9	\$1,305,688.30	0.64%	0.36%
2028	6	\$610,984.48	0.42%	0.17%
2029	9	\$1,969,789.99	0.64%	0.54%
2030	11	\$1,400,326.01	0.78%	0.38%
2031	15	\$2,635,769.55	1.06%	0.72%
2032	26	\$6,181,880.61	1.84%	1.68%
2033	34	\$5,968,379.96	2.40%	1.62%
2034	25	\$4,939,993.86	1.77%	1.34%
2035	28	\$7,019,363.83	1.98%	1.91%
2036	43	\$8,835,837.75	3.04%	2.40%
2037	47	\$10,918,588.01	3.32%	2.97%
2038	48	\$11,840,346.39	3.39%	3.22%
2039	67	\$17,603,515.65	4.73%	4.79%
2040	77	\$21,299,713.19	5.44%	5.79%
2041	159	\$40,892,297.77	11.24%	11.12%
2042	282	\$72,224,942.04	19.93%	19.64%
2043	264	\$74,360,485.99	18.66%	20.22%
2044	118	\$33,545,197.87	8.34%	9.12%
2045	78	\$25,517,333.17	5.51%	6.94%
2046	42	\$15,821,392.00	2.97%	4.30%
2047	2	\$754,178.74	0.14%	0.21%
Total	1,415	\$367,751,575.95	100%	100%



Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	5,214	\$1,353,729,495.88	39.70%	46.01%
> 4.50%, up to and including 5.00%:	6,130	\$1,293,996,682.21	46.68%	43.98%
> 5.00%, up to and including 5.50%:	1,291	\$239,913,181.13	9.83%	8.15%
> 5.50%, up to and including 6.00%:	498	\$54,335,681.76	3.79%	1.85%
Total	13,133	\$2,941,975,040.98	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	12,859	\$2,861,227,952.12	97.91%	97.26%
> 1 days, up to and including 31 days:	184	\$53,322,283.26	1.40%	1.81%
> 31 days, up to and including 61 days:	55	\$16,704,084.05	0.42%	0.57%
> 61 days, up to and including 90 days:	29	\$8,164,919.81	0.22%	0.28%
> 90 days:	6	\$2,555,801.74	0.05%	0.09%
Total	13,133	\$2,941,975,040.98	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	917	\$199,963,042.60	6.98%	6.80%
Regulated Loans	12,216	\$2,742,011,998.38	93.02%	93.20%
Total	13,133	\$2,941,975,040.98	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	224	\$72,323,495.56	15.59%	15.65%
> 6 months, up to and including 12 months:	228	\$69,713,317.00	15.87%	15.09%
> 12 months, up to and including 24 months:	368	\$112,008,204.55	25.61%	24.24%
> 24 months, up to and including 36 months:	342	\$115,274,158.30	23.80%	24.95%
> 36 months, up to and including 48 months:	158	\$52,812,196.43	11.00%	11.43%
> 48 months, up to and including 60 months:	117	\$39,913,787.39	8.14%	8.64%
Total	1,437	\$462,045,159.23	100%	100%



Investor Report as at 30 September 2017

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	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Ratings: 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 +	BBSW_3M +	3.25%
NoteType:	Soft_Bullet	Soft_Bullet	0.70% Soft_Bullet	1.10% Soft_Bullet	Soft_Bullet
Legal Maturity:	09 Nov 2017	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026

Contact:	Maddalena Gowing	Denise Bal
Phone:	+61 7 3362 4038	+61 7 3362 4069
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 402 396 937	+61 419 821 277
Email:	maddalena.gowing@suncorp.com.au	denise.bal@suncorp.com.au

Website: http://www.suncorpbank.com.au/financial-services/treasury/wholesale-funding/covered-bonds