

Monthly Period	
Calculation Period Start Date:	01/06/2019
Calculation Period End Date:	30/06/2019
CBG Payment Date:	15/07/2019

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:	\$2,968,991,280.08
Number of Housing Loans:	11,662
Average Housing Loan Balance:	\$254,660.19
Maximum Housing Loan Balance:	\$1,867,961.12
Weighted Average Current Loan-to-Value Ratio:	66.66%
Highest Individual Current Loan-to-Value Ratio:	92.74%
Weighted Average Indexed Current Loan-to-Value Ratio:	64.37%
Percentage of Investment Property Loans:	22.43%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.19%
Weighted Average Seasoning (Months):	60
Weighted Average Remaining Term to Maturity (Months):	288
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:	\$2,760,382,012.89
(a) LTV Adjusted Principal Balance: \$2,901,685,045.95	
(b) Asset Percentage Adjusted Outstanding Principal Balance: \$2,760,382,012.89	
B. Loan Principal Receipts:	\$50,767,506.79
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,811,149,519.68
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,800,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	93.00%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	107.85%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	107.53%

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

Funding Summary	
Demand Loan	\$11,149,519.68
Guarantee Loan	\$3,008,850,480.32
Total Intercompany Loan	\$3,020,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$10,195,873.88
Principal Receipts for the month:	\$50,258,513.01

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	257	\$1,994,935.94	2.20%	0.07%
> 5%, up to and including 10%:	158	\$7,752,777.30	1.35%	0.26%
> 10%, up to and including 15%:	164	\$12,511,695.89	1.41%	0.42%
> 15%, up to and including 20%:	203	\$21,652,851.94	1.74%	0.73%
> 20%, up to and including 25%:	233	\$29,598,424.06	2.00%	1.00%
> 25%, up to and including 30%:	292	\$47,395,955.91	2.50%	1.60%
> 30%, up to and including 35%:	359	\$65,703,427.95	3.08%	2.21%
> 35%, up to and including 40%:	412	\$82,884,483.86	3.53%	2.79%
> 40%, up to and including 45%:	428	\$93,105,109.97	3.67%	3.14%
> 45%, up to and including 50%:	486	\$116,742,034.67	4.17%	3.93%
> 50%, up to and including 55%:	622	\$162,333,235.78	5.33%	5.47%
> 55%, up to and including 60%:	705	\$185,447,213.57	6.05%	6.25%
> 60%, up to and including 65%:	948	\$258,171,599.81	8.13%	8.70%
> 65%, up to and including 70%:	1,290	\$362,585,991.82	11.06%	12.21%
> 70%, up to and including 75%:	1,589	\$467,149,818.94	13.63%	15.73%
> 75%, up to and including 80%:	1,800	\$551,117,861.30	15.43%	18.56%
> 80%, up to and including 85%:	1,090	\$308,784,991.18	9.35%	10.40%
> 85%, up to and including 90%:	566	\$174,356,110.28	4.85%	5.87%
> 90%, up to and including 95%:	60	\$19,702,759.91	0.51%	0.66%
Total	11,662	\$2,968,991,280.08	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	296	\$3,073,390.77	2.54%	0.10%
> 5%, up to and including 10%:	173	\$9,373,751.95	1.48%	0.32%
> 10%, up to and including 15%:	199	\$17,566,710.42	1.71%	0.59%
> 15%, up to and including 20%:	249	\$28,927,322.04	2.14%	0.97%
> 20%, up to and including 25%:	294	\$43,699,302.60	2.52%	1.47%
> 25%, up to and including 30%:	340	\$61,895,420.42	2.92%	2.08%
> 30%, up to and including 35%:	419	\$81,997,100.78	3.59%	2.76%
> 35%, up to and including 40%:	516	\$111,844,098.76	4.42%	3.77%
> 40%, up to and including 45%:	617	\$148,426,223.86	5.29%	5.00%
> 45%, up to and including 50%:	737	\$187,411,013.02	6.32%	6.31%
> 50%, up to and including 55%:	847	\$229,113,127.29	7.26%	7.72%
> 55%, up to and including 60%:	970	\$268,650,805.67	8.32%	9.05%
> 60%, up to and including 65%:	1,045	\$301,268,644.70	8.96%	10.15%
> 65%, up to and including 70%:	1,046	\$311,877,142.70	8.97%	10.50%
> 70%, up to and including 75%:	1,132	\$341,268,360.47	9.71%	11.49%
> 75%, up to and including 80%:	920	\$266,560,858.29	7.89%	8.98%
> 80%, up to and including 85%:	682	\$204,627,451.75	5.85%	6.89%
> 85%, up to and including 90%:	492	\$151,364,060.60	4.22%	5.10%
> 90%, up to and including 95%:	237	\$70,627,139.06	2.03%	2.38%
> 95%, up to and including 100%:	125	\$37,141,515.68	1.07%	1.25%
> 100%, up to and including 105%:	78	\$22,256,097.29	0.67%	0.75%
> 105%, up to and including 110%:	53	\$17,316,137.47	0.45%	0.58%
> 110%:	195	\$52,705,604.49	1.67%	1.78%
Total	11,662	\$2,968,991,280.08	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	10,950	\$2,803,707,049.27	93.89%	94.43%
Unindexed Loans	712	\$165,284,230.81	6.11%	5.57%
Total	11,662	\$2,968,991,280.08	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	835	\$20,057,401.25	7.16%	0.68%
> A\$50,000, up to and including A\$100,000:	1,032	\$78,936,079.42	8.85%	2.66%
> A\$100,000, up to and including A\$150,000:	1,069	\$135,410,919.46	9.17%	4.56%
> A\$150,000, up to and including A\$200,000:	1,519	\$267,758,251.04	13.03%	9.02%
> A\$200,000, up to and including A\$250,000:	1,679	\$378,866,555.20	14.40%	12.76%
> A\$250,000, up to and including A\$300,000:	1,633	\$447,765,531.98	14.00%	15.08%
> A\$300,000, up to and including A\$350,000:	1,259	\$408,147,037.90	10.80%	13.75%
> A\$350,000, up to and including A\$400,000:	958	\$357,292,660.52	8.21%	12.03%
> A\$400,000, up to and including A\$450,000:	587	\$248,673,534.03	5.03%	8.38%
> A\$450,000, up to and including A\$500,000:	364	\$172,342,208.78	3.12%	5.80%
> A\$500,000, up to and including A\$550,000:	232	\$121,505,191.42	1.99%	4.09%
> A\$550,000, up to and including A\$600,000:	170	\$97,295,414.16	1.46%	3.28%
> A\$600,000, up to and including A\$650,000:	102	\$63,736,985.28	0.87%	2.15%
> A\$650,000, up to and including A\$700,000:	70	\$47,270,095.06	0.60%	1.59%
> A\$700,000, up to and including A\$750,000:	55	\$39,865,720.01	0.47%	1.34%
> A\$750,000, up to and including A\$800,000:	33	\$25,679,534.15	0.28%	0.86%
> A\$800,000, up to and including A\$850,000:	31	\$25,406,826.14	0.27%	0.86%
> A\$850,000, up to and including A\$900,000:	15	\$13,039,077.56	0.13%	0.44%
> A\$900,000, up to and including A\$950,000:	6	\$5,548,504.50	0.05%	0.19%
> A\$950,000, up to and including A\$1,000,000:	6	\$5,838,017.41	0.05%	0.20%
> A\$1,000,000, up to and including A\$1,100,000:	4	\$4,218,859.12	0.03%	0.14%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,468,914.57	0.02%	0.08%
> A\$1,500,000:	1	\$1,867,961.12	0.01%	0.06%
Total	11,662	\$2,968,991,280.08	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	8	\$2,608,850.81	0.07%	0.09%
> 18 months, up to and including 24 months:	1,263	\$312,121,504.40	10.83%	10.51%
> 24 months, up to and including 30 months:	436	\$131,117,495.84	3.74%	4.42%
> 30 months, up to and including 36 months:	919	\$286,831,548.86	7.88%	9.66%
> 36 months, up to and including 48 months:	1,766	\$536,656,027.32	15.14%	18.08%
> 48 months, up to and including 60 months:	1,336	\$384,624,062.56	11.46%	12.95%
> 60 months:	5,934	\$1,315,031,790.29	50.88%	44.29%
Total	11,662	\$2,968,991,280.08	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	196	\$54,571,830.84	1.68%	1.84%
New South Wales	2,707	\$812,029,454.34	23.21%	27.35%
Northern Territory	60	\$17,091,990.98	0.51%	0.58%
Queensland	5,926	\$1,338,770,636.42	50.81%	45.09%
South Australia	368	\$83,769,370.43	3.16%	2.82%
Tasmania	80	\$14,976,174.43	0.69%	0.50%
Victoria	1,294	\$356,306,614.77	11.10%	12.00%
Western Australia	1,031	\$291,475,207.87	8.84%	9.82%
Total	11,662	\$2,968,991,280.08	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	2,707	\$665,051,368.21	23.21%	22.40%
Gold Coast	630	\$154,443,756.08	5.40%	5.20%
Sunshine Coast	394	\$92,679,435.88	3.38%	3.12%
Queensland - Other	2,196	\$426,862,719.10	18.83%	14.38%
Sydney Metropolitan	1,804	\$594,176,441.37	15.47%	20.01%
N.S.W. - Other	868	\$207,709,511.99	7.44%	7.00%
Australian Capital Territory	231	\$64,715,331.82	1.98%	2.18%
Melbourne Metropolitan	1,044	\$301,373,050.94	8.95%	10.15%
Victoria - Other	250	\$54,933,563.83	2.14%	1.85%
Perth Metropolitan	923	\$264,670,827.74	7.91%	8.91%
W.A. - Other	108	\$26,804,380.13	0.93%	0.90%
Adelaide Metropolitan	320	\$74,147,590.63	2.74%	2.50%
S.A. - Other	47	\$9,355,136.95	0.40%	0.32%
Darwin Metropolitan	48	\$14,735,191.81	0.41%	0.50%
N.T. - Other	12	\$2,356,799.17	0.10%	0.08%
Hobart Metropolitan	55	\$10,628,299.44	0.47%	0.36%
Tasmania - Other	25	\$4,347,874.99	0.21%	0.15%
Total	11,662	\$2,968,991,280.08	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	1,132	\$375,592,163.32	9.71%	12.65%
Principal and Interest	10,530	\$2,593,399,116.76	90.29%	87.35%
Total	11,662	\$2,968,991,280.08	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Commercial - Specific Usage	1	\$247,228.07	0.01%	0.01%
Home Equity Purchase	28	\$3,076,027.72	0.24%	0.10%
Home Improvement	74	\$7,402,534.94	0.63%	0.25%
Other	786	\$148,695,338.01	6.74%	5.01%
Residential - Detached House	9,034	\$2,357,176,932.71	77.47%	79.39%
Residential - Duplex	9	\$1,784,011.37	0.08%	0.06%
Residential - Established Apartment/Unit/Flat	1,545	\$395,745,540.63	13.25%	13.33%
Residential - New Apartment/Unit/Flat	185	\$54,863,666.63	1.59%	1.85%
Total	11,662	\$2,968,991,280.08	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	7,481	\$1,874,953,174.16	64.15%	63.15%
QBE	4,104	\$1,077,759,431.14	35.19%	36.30%
QBE LMI Pool Insurance	77	\$16,278,674.78	0.66%	0.55%
Total	11,662	\$2,968,991,280.08	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2016, up to and including 2021:	27	\$313,814.30	0.23%	0.01%
> 2021, up to and including 2026:	153	\$8,852,678.73	1.31%	0.30%
> 2026, up to and including 2031:	357	\$43,147,946.56	3.06%	1.45%
> 2031, up to and including 2036:	799	\$147,926,855.61	6.85%	4.98%
> 2036, up to and including 2041:	2,605	\$601,553,458.16	22.34%	20.26%
> 2041:	7,721	\$2,167,196,526.72	66.21%	72.99%
Total	11,662	\$2,968,991,280.08	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,798	\$539,285,007.82	15.42%	18.16%
Variable Rate	9,864	\$2,429,706,272.26	84.58%	81.84%
Total	11,662	\$2,968,991,280.08	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2022	1	\$21,778.95	0.06%	0.00%
2024	1	\$104,842.06	0.06%	0.02%
2025	3	\$271,511.25	0.17%	0.05%
2026	3	\$277,019.48	0.17%	0.05%
2027	2	\$172,169.37	0.11%	0.03%
2028	2	\$271,502.93	0.11%	0.05%
2029	7	\$963,529.78	0.39%	0.18%
2030	4	\$833,432.12	0.22%	0.15%
2031	9	\$1,622,483.95	0.50%	0.30%
2032	9	\$3,415,608.20	0.50%	0.63%
2033	13	\$2,191,963.34	0.72%	0.41%
2034	9	\$1,762,428.80	0.50%	0.33%
2035	16	\$4,070,755.23	0.89%	0.75%
2036	18	\$3,865,957.40	1.00%	0.72%
2037	29	\$6,332,267.42	1.61%	1.17%
2038	21	\$4,655,642.13	1.17%	0.86%
2039	40	\$9,860,260.43	2.22%	1.83%
2040	63	\$17,793,239.02	3.50%	3.30%
2041	107	\$27,487,636.30	5.95%	5.10%
2042	212	\$56,997,174.71	11.79%	10.57%
2043	204	\$54,499,722.60	11.35%	10.11%
2044	124	\$32,916,453.85	6.90%	6.10%
2045	157	\$52,378,034.65	8.73%	9.71%
2046	248	\$88,769,074.76	13.79%	16.46%
2047	495	\$167,215,619.09	27.53%	31.01%
2048	1	\$534,900.00	0.06%	0.10%
Total	1,798	\$539,285,007.82	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	8,235	\$2,219,354,651.87	70.61%	74.75%
> 4.50%, up to and including 5.00%:	2,903	\$629,847,412.06	24.89%	21.21%
> 5.00%, up to and including 5.50%:	431	\$101,832,902.51	3.70%	3.43%
> 5.50%, up to and including 6.00%:	84	\$16,677,541.47	0.72%	0.56%
> 6.00%, up to and including 6.50%:	9	\$1,278,772.17	0.08%	0.04%
Total	11,662	\$2,968,991,280.08	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	11,456	\$2,905,575,173.93	98.23%	97.86%
> 1 days, up to and including 31 days:	146	\$43,606,979.33	1.25%	1.47%
> 31 days, up to and including 61 days:	33	\$10,532,298.06	0.28%	0.35%
> 61 days, up to and including 90 days:	26	\$8,974,063.61	0.22%	0.30%
> 90 days:	1	\$302,765.15	0.01%	0.01%
Total	11,662	\$2,968,991,280.08	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	214	\$58,860,536.01	1.84%	1.98%
Regulated Loans	11,448	\$2,910,130,744.07	98.16%	98.02%
Total	11,662	\$2,968,991,280.08	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	179	\$55,118,643.69	15.81%	14.68%
> 6 months, up to and including 12 months:	217	\$78,114,855.38	19.17%	20.80%
> 12 months, up to and including 24 months:	287	\$98,893,144.76	25.35%	26.33%
> 24 months, up to and including 36 months:	262	\$86,696,327.09	23.14%	23.08%
> 36 months, up to and including 48 months:	186	\$56,304,898.76	16.43%	14.99%
> 48 months, up to and including 60 months:	1	\$464,293.64	0.09%	0.12%
Total	1,132	\$375,592,163.32	100%	100%

Covered Bond Programme
Investor Report as at 30 June 2019

Bond Issuance	2014-1	2014-2	2016-1	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2
ISIN:	AU3CB0225068	AU3FN0025136	AU3FN0031647	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519
Issue Date:	05 Nov 2014	05 Nov 2014	22 Jun 2016	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018
Original Ratings:	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
Currency:	AUD	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$250,000,000	\$700,000,000	\$500,000,000	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000
Coupon Freq:	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	3.75%	BBSW_3M + 0.70%	BBSW_3M + 1.10%	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	05 Nov 2019	05 Nov 2019	22 Jun 2021	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023

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