

Monthly Period	
Calculation Period Start Date:	01/04/2023
Calculation Period End Date:	30/04/2023
CBG Payment Date:	15/05/2023

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:	\$2,995,863,502.19
Number of Housing Loans:	13,984
Average Housing Loan Balance:	\$214,229.44
Maximum Housing Loan Balance:	\$1,857,852.64
Weighted Average Current Loan-to-Value Ratio:	56.64%
Highest Individual Current Loan-to-Value Ratio:	95.74%
Weighted Average Indexed Current Loan-to-Value Ratio:	48.39%
Percentage of Investment Property Loans:	24.98%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.34%
Weighted Average Seasoning (Months):	73
Weighted Average Remaining Term to Maturity (Months):	272
Maximum Remaining Term to Maturity (Months):	353

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:	\$2,770,049,064.72
(a) LTV Adjusted Principal Balance:	\$2,982,381,243.98
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,770,049,064.72
B. Loan Principal Receipts:	\$134,689,746.38
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,904,738,811.10
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,850,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	92.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : <sup>1</sup>	109.84%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	108.11%

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

<b>Funding Summary</b>	
Demand Loan	\$54,738,811.10
Guarantee Loan	\$3,075,261,188.90
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

<b>Collections</b>	
Revenue Receipts for the month:	\$11,967,779.75
Principal Receipts for the month:	\$51,839,644.56

<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>
Up to and including 5%:	551	\$5,225,449.23	3.94%	0.17%
> 5%, up to and including 10%:	311	\$16,698,650.17	2.22%	0.56%
> 10%, up to and including 15%:	311	\$26,403,154.07	2.22%	0.88%
> 15%, up to and including 20%:	430	\$48,016,120.48	3.07%	1.60%
> 20%, up to and including 25%:	494	\$68,771,356.53	3.53%	2.30%
> 25%, up to and including 30%:	606	\$99,381,539.47	4.33%	3.32%
> 30%, up to and including 35%:	698	\$123,667,830.23	4.99%	4.13%
> 35%, up to and including 40%:	859	\$174,311,943.79	6.14%	5.82%
> 40%, up to and including 45%:	1,002	\$206,589,025.85	7.17%	6.90%
> 45%, up to and including 50%:	1,095	\$232,035,851.69	7.83%	7.75%
> 50%, up to and including 55%:	1,204	\$277,759,433.80	8.61%	9.27%
> 55%, up to and including 60%:	1,293	\$315,554,872.16	9.25%	10.53%
> 60%, up to and including 65%:	1,385	\$354,933,056.94	9.90%	11.85%
> 65%, up to and including 70%:	1,353	\$343,286,755.39	9.68%	11.46%
> 70%, up to and including 75%:	1,088	\$299,768,599.65	7.78%	10.01%
> 75%, up to and including 80%:	784	\$233,205,219.30	5.61%	7.78%
> 80%, up to and including 85%:	359	\$112,707,591.85	2.57%	3.76%
> 85%, up to and including 90%:	156	\$56,209,230.18	1.12%	1.88%
> 90%, up to and including 95%:	3	\$1,210,335.00	0.02%	0.04%
> 95%, up to and including 100%:	2	\$127,486.41	0.01%	0.00%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	809	\$11,613,122.72	5.79%	0.39%
> 5%, up to and including 10%:	410	\$29,153,778.08	2.93%	0.97%
> 10%, up to and including 15%:	524	\$61,928,044.25	3.75%	2.07%
> 15%, up to and including 20%:	669	\$89,980,521.16	4.78%	3.00%
> 20%, up to and including 25%:	846	\$142,504,948.95	6.05%	4.76%
> 25%, up to and including 30%:	995	\$192,688,943.26	7.12%	6.43%
> 30%, up to and including 35%:	1,203	\$246,564,862.86	8.60%	8.23%
> 35%, up to and including 40%:	1,310	\$299,589,740.47	9.37%	10.00%
> 40%, up to and including 45%:	1,200	\$285,525,668.64	8.58%	9.53%
> 45%, up to and including 50%:	1,176	\$280,992,777.59	8.41%	9.38%
> 50%, up to and including 55%:	1,145	\$297,335,426.50	8.19%	9.92%
> 55%, up to and including 60%:	1,022	\$264,965,148.19	7.31%	8.84%
> 60%, up to and including 65%:	844	\$234,999,652.81	6.04%	7.84%
> 65%, up to and including 70%:	657	\$187,776,945.92	4.70%	6.27%
> 70%, up to and including 75%:	494	\$148,732,290.04	3.53%	4.96%
> 75%, up to and including 80%:	283	\$90,872,109.16	2.02%	3.03%
> 80%, up to and including 85%:	182	\$56,088,073.92	1.30%	1.87%
> 85%, up to and including 90%:	98	\$32,727,222.34	0.70%	1.09%
> 90%, up to and including 95%:	63	\$23,909,827.10	0.45%	0.80%
> 95%, up to and including 100%:	16	\$5,023,630.26	0.11%	0.17%
> 100%, up to and including 105%:	19	\$7,057,122.75	0.14%	0.24%
> 105%, up to and including 110%:	12	\$4,016,226.90	0.09%	0.13%
> 110%:	7	\$1,817,418.32	0.05%	0.06%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</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
Indexed Loans	13,268	\$2,837,042,554.63	94.88%	94.70%
Unindexed Loans	716	\$158,820,947.56	5.12%	5.30%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</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:	2,092	\$46,011,547.09	14.96%	1.54%
> A\$50,000, up to and including A\$100,000:	1,999	\$149,692,639.68	14.29%	5.00%
> A\$100,000, up to and including A\$150,000:	1,801	\$225,335,775.15	12.88%	7.52%
> A\$150,000, up to and including A\$200,000:	1,818	\$316,434,712.79	13.00%	10.56%
> A\$200,000, up to and including A\$250,000:	1,467	\$329,826,412.55	10.49%	11.01%
> A\$250,000, up to and including A\$300,000:	1,240	\$340,415,192.09	8.87%	11.36%
> A\$300,000, up to and including A\$350,000:	1,038	\$336,063,666.96	7.42%	11.22%
> A\$350,000, up to and including A\$400,000:	686	\$255,706,267.85	4.91%	8.54%
> A\$400,000, up to and including A\$450,000:	536	\$226,868,049.12	3.83%	7.57%
> A\$450,000, up to and including A\$500,000:	397	\$188,175,272.04	2.84%	6.28%
> A\$500,000, up to and including A\$550,000:	266	\$139,737,609.41	1.90%	4.66%
> A\$550,000, up to and including A\$600,000:	188	\$107,633,694.40	1.34%	3.59%
> A\$600,000, up to and including A\$650,000:	137	\$85,419,716.78	0.98%	2.85%
> A\$650,000, up to and including A\$700,000:	98	\$66,128,198.80	0.70%	2.21%
> A\$700,000, up to and including A\$750,000:	70	\$50,623,566.85	0.50%	1.69%
> A\$750,000, up to and including A\$800,000:	40	\$30,896,282.22	0.29%	1.03%
> A\$800,000, up to and including A\$850,000:	40	\$32,865,757.08	0.29%	1.10%
> A\$850,000, up to and including A\$900,000:	26	\$22,743,072.47	0.19%	0.76%
> A\$900,000, up to and including A\$950,000:	22	\$20,312,605.59	0.16%	0.68%
> A\$950,000, up to and including A\$1,000,000:	17	\$16,487,828.16	0.12%	0.55%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,351,131.81	0.01%	0.08%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,271,847.83	0.01%	0.04%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,480,594.74	0.01%	0.05%
> A\$1,500,000:	2	\$3,382,060.73	0.01%	0.11%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	131	\$48,418,590.53	0.94%	1.62%
> 12 months, up to and including 18 months:	84	\$30,513,330.82	0.60%	1.02%
> 18 months, up to and including 24 months:	663	\$176,744,757.05	4.74%	5.90%
> 24 months, up to and including 30 months:	371	\$107,486,980.69	2.65%	3.59%
> 30 months, up to and including 36 months:	385	\$118,983,226.16	2.75%	3.97%
> 36 months, up to and including 48 months:	677	\$207,815,891.45	4.84%	6.94%
> 48 months, up to and including 60 months:	1,379	\$356,023,881.42	9.86%	11.88%
> 60 months:	10,294	\$1,949,876,844.07	73.61%	65.09%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	261	\$58,253,763.73	1.87%	1.94%
New South Wales	3,772	\$953,412,682.12	26.97%	31.82%
Northern Territory	61	\$13,028,125.78	0.44%	0.43%
Queensland	6,734	\$1,299,901,121.02	48.16%	43.39%
South Australia	329	\$52,819,945.87	2.35%	1.76%
Tasmania	115	\$20,634,212.22	0.82%	0.69%
Victoria	1,586	\$375,392,804.79	11.34%	12.53%
Western Australia	1,126	\$222,420,846.66	8.05%	7.42%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,528	\$725,696,185.82	25.23%	24.22%
Gold Coast	945	\$195,344,051.67	6.76%	6.52%
Sunshine Coast	512	\$109,695,324.81	3.66%	3.66%
Queensland - Other	1,749	\$269,165,558.72	12.51%	8.98%
Sydney Metropolitan	2,745	\$749,421,474.10	19.63%	25.02%
N.S.W. - Other	992	\$195,489,295.23	7.09%	6.53%
Australian Capital Territory	296	\$66,755,676.52	2.12%	2.23%
Melbourne Metropolitan	1,315	\$323,056,509.34	9.40%	10.78%
Victoria - Other	271	\$52,336,295.45	1.94%	1.75%
Perth Metropolitan	1,050	\$207,579,364.99	7.51%	6.93%
W.A. - Other	76	\$14,841,481.67	0.54%	0.50%
Adelaide Metropolitan	282	\$44,868,580.60	2.02%	1.50%
S.A. - Other	47	\$7,951,365.27	0.34%	0.27%
Darwin Metropolitan	49	\$10,951,893.48	0.35%	0.37%
N.T. - Other	12	\$2,076,232.30	0.09%	0.07%
Hobart Metropolitan	79	\$15,008,218.72	0.56%	0.50%
Tasmania - Other	36	\$5,625,993.50	0.26%	0.19%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>



Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	564	\$207,114,402.23	4.03%	6.91%
Principal and Interest	13,420	\$2,788,749,099.96	95.97%	93.09%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	175	\$15,887,076.65	1.25%	0.53%
Home Improvement	938	\$218,755,144.11	6.71%	7.30%
Other	1,899	\$345,650,144.91	13.58%	11.54%
Residential - Detached House	8,148	\$1,755,041,493.76	58.27%	58.58%
Residential - Duplex	11	\$3,570,868.50	0.08%	0.12%
Residential - Established Apartment/Unit/Flat	2,565	\$594,670,665.39	18.34%	19.85%
Residential - New Apartment/Unit/Flat	248	\$62,288,108.87	1.77%	2.08%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,732	\$2,275,839,584.12	76.74%	75.97%
QBE	3,053	\$691,900,439.32	21.83%	23.10%
QBE LMI Pool Insurance	199	\$28,123,478.75	1.42%	0.94%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	91	\$4,154,975.51	0.65%	0.14%
> 2026, up to and including 2031:	492	\$29,482,957.91	3.52%	0.98%
> 2031, up to and including 2036:	910	\$109,498,382.17	6.51%	3.65%
> 2036, up to and including 2041:	1,715	\$289,749,364.02	12.26%	9.67%
> 2041:	10,776	\$2,562,977,822.58	77.06%	85.55%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,082	\$604,878,517.32	14.89%	20.19%
Variable Rate	11,902	\$2,390,984,984.87	85.11%	79.81%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	5	\$572,154.95	0.24%	0.09%
2026	1	\$133,769.33	0.05%	0.02%
2028	4	\$363,777.49	0.19%	0.06%
2029	8	\$442,891.06	0.38%	0.07%
2030	4	\$236,675.40	0.19%	0.04%
2031	13	\$1,453,263.10	0.62%	0.24%
2032	12	\$2,983,393.54	0.58%	0.49%
2033	12	\$1,305,275.04	0.58%	0.22%
2034	14	\$1,594,309.32	0.67%	0.26%
2035	20	\$3,404,631.54	0.96%	0.56%
2036	21	\$3,548,828.69	1.01%	0.59%
2037	27	\$4,617,719.25	1.30%	0.76%
2038	22	\$4,695,831.33	1.06%	0.78%
2039	33	\$6,666,361.84	1.59%	1.10%
2040	36	\$7,751,142.93	1.73%	1.28%
2041	58	\$11,908,663.43	2.79%	1.97%
2042	83	\$18,906,557.87	3.99%	3.13%
2043	116	\$26,558,503.89	5.57%	4.39%
2044	107	\$26,183,914.43	5.14%	4.33%
2045	232	\$53,883,566.14	11.14%	8.91%
2046	189	\$50,764,794.14	9.08%	8.39%
2047	310	\$97,395,766.05	14.89%	16.10%
2048	283	\$95,728,319.44	13.59%	15.83%
2049	83	\$30,437,055.49	3.99%	5.03%
2050	94	\$36,294,169.91	4.51%	6.00%
2051	274	\$108,202,776.87	13.16%	17.89%
2052	21	\$8,844,404.85	1.01%	1.46%
<b>Total</b>	<b>2,082</b>	<b>\$604,878,517.32</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%:	1,858	\$545,807,837.43	13.29%	18.22%
> 4.50%, up to and including 5.00%:	50	\$13,824,764.87	0.36%	0.46%
> 5.00%, up to and including 5.50%:	1,961	\$516,547,713.33	14.02%	17.24%
> 5.50%, up to and including 6.00%:	4,339	\$936,492,323.85	31.03%	31.26%
> 6.00%, up to and including 6.50%:	3,202	\$601,412,244.54	22.90%	20.07%
> 6.50%, up to and including 7.00%:	1,495	\$237,106,849.12	10.69%	7.91%
> 7.00%, up to and including 7.50%:	630	\$93,290,447.70	4.51%	3.11%
> 7.50%, up to and including 8.00%:	367	\$41,724,024.70	2.62%	1.39%
> 8.00%, up to and including 8.50%:	72	\$6,888,067.22	0.51%	0.23%
> 8.50%, up to and including 9.00%:	9	\$2,769,228.18	0.06%	0.09%
> 9.00%:	1	\$1.25	0.01%	0.00%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	13,856	\$2,960,006,364.49	99.08%	98.80%
> 1 days, up to and including 31 days:	104	\$29,991,230.78	0.74%	1.00%
> 31 days, up to and including 61 days:	8	\$2,005,847.83	0.06%	0.07%
> 61 days, up to and including 90 days:	13	\$3,078,861.06	0.09%	0.10%
> 90 days:	3	\$781,198.03	0.02%	0.03%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</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	186	\$50,852,805.91	1.33%	1.70%
Regulated Loans	13,798	\$2,945,010,696.28	98.67%	98.30%
<b>Total</b>	<b>13,984</b>	<b>\$2,995,863,502.19</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:	82	\$31,107,373.13	14.56%	15.02%
> 6 months, up to and including 12 months:	89	\$32,475,063.67	15.81%	15.68%
> 12 months, up to and including 24 months:	123	\$46,950,681.93	21.85%	22.67%
> 24 months, up to and including 36 months:	87	\$33,185,243.57	15.45%	16.02%
> 36 months, up to and including 48 months:	89	\$29,993,480.11	15.81%	14.48%
> 48 months, up to and including 60 months:	93	\$33,402,558.57	16.52%	16.13%
<b>Total</b>	<b>563</b>	<b>\$207,114,400.98</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 30 April 2023**

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1	2022-1	2022-2
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880	AU3FN0072617	AU3CB0293157
<b>Issue Date:</b>	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020	17 Oct 2022	17 Oct 2022
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	AUD	AUD	AUD	AUD	AUD	AUD	AUD	AUD
<b>Issue Amount:</b>	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000	\$550,000,000	\$200,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%
<b>NoteType:</b>	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
<b>Legal Maturity:</b>	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023	24 Apr 2025	17 Oct 2025	17 Oct 2025

Contact:	Lisa Rawlings	Daniel Hutchinson
Phone:	+61 7 3362 4069	+61 7 3362 4029
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 427 597 125	+61 447 542 367
Email:	<a href="mailto:lisa.rawlings@suncorp.com.au">lisa.rawlings@suncorp.com.au</a>	<a href="mailto:daniel.hutchinson@suncorp.com.au">daniel.hutchinson@suncorp.com.au</a>

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