

Monthly Period	
Calculation Period Start Date:	01/12/2022
Calculation Period End Date:	31/12/2022
CBG Payment Date:	16/01/2023

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:	\$3,055,257,444.16
Number of Housing Loans:	14,272
Average Housing Loan Balance:	\$214,068.72
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.36%
Highest Individual Current Loan-to-Value Ratio:	94.56%
Weighted Average Indexed Current Loan-to-Value Ratio:	48.32%
Percentage of Investment Property Loans:	24.48%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	4.97%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	274
Maximum Remaining Term to Maturity (Months):	346

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:	\$2,826,369,880.54
(a) LTV Adjusted Principal Balance:	\$3,044,907,344.73
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,826,369,880.54
B. Loan Principal Receipts:	\$75,284,277.61
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,901,654,158.15
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

**Funding Summary**

Demand Loan	\$51,654,158.15
Guarantee Loan	\$3,078,345,841.85
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$10,305,093.65
Principal Receipts for the month:	\$75,018,605.31

<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%:	510	\$4,221,027.96	3.57%	0.14%
> 5%, up to and including 10%:	286	\$14,618,024.10	2.00%	0.48%
> 10%, up to and including 15%:	323	\$27,985,691.46	2.26%	0.92%
> 15%, up to and including 20%:	378	\$42,058,558.37	2.65%	1.38%
> 20%, up to and including 25%:	476	\$63,071,955.83	3.34%	2.06%
> 25%, up to and including 30%:	598	\$96,049,104.16	4.19%	3.14%
> 30%, up to and including 35%:	680	\$118,771,634.70	4.76%	3.89%
> 35%, up to and including 40%:	820	\$161,834,164.80	5.75%	5.30%
> 40%, up to and including 45%:	997	\$208,861,222.73	6.99%	6.84%
> 45%, up to and including 50%:	1,138	\$240,450,976.76	7.97%	7.87%
> 50%, up to and including 55%:	1,196	\$275,154,458.47	8.38%	9.01%
> 55%, up to and including 60%:	1,373	\$327,149,434.66	9.62%	10.71%
> 60%, up to and including 65%:	1,407	\$354,937,101.17	9.86%	11.62%
> 65%, up to and including 70%:	1,493	\$375,904,683.12	10.46%	12.30%
> 70%, up to and including 75%:	1,120	\$299,325,588.79	7.85%	9.80%
> 75%, up to and including 80%:	888	\$257,076,567.12	6.22%	8.41%
> 80%, up to and including 85%:	400	\$119,241,679.53	2.80%	3.90%
> 85%, up to and including 90%:	185	\$66,741,328.62	1.30%	2.18%
> 90%, up to and including 95%:	4	\$1,804,241.81	0.03%	0.06%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</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%:	735	\$9,820,729.41	5.15%	0.32%
> 5%, up to and including 10%:	418	\$30,006,892.78	2.93%	0.98%
> 10%, up to and including 15%:	519	\$57,991,795.90	3.64%	1.90%
> 15%, up to and including 20%:	622	\$85,637,608.38	4.36%	2.80%
> 20%, up to and including 25%:	883	\$146,797,569.49	6.19%	4.80%
> 25%, up to and including 30%:	960	\$185,221,746.13	6.73%	6.06%
> 30%, up to and including 35%:	1,266	\$259,248,998.54	8.87%	8.49%
> 35%, up to and including 40%:	1,353	\$307,922,838.12	9.48%	10.08%
> 40%, up to and including 45%:	1,308	\$312,285,333.23	9.16%	10.22%
> 45%, up to and including 50%:	1,227	\$297,290,050.82	8.60%	9.73%
> 50%, up to and including 55%:	1,149	\$292,299,455.31	8.05%	9.57%
> 55%, up to and including 60%:	1,097	\$287,253,598.29	7.69%	9.40%
> 60%, up to and including 65%:	840	\$225,504,750.53	5.89%	7.38%
> 65%, up to and including 70%:	680	\$187,155,803.03	4.76%	6.13%
> 70%, up to and including 75%:	516	\$153,053,511.11	3.62%	5.01%
> 75%, up to and including 80%:	318	\$95,398,334.64	2.23%	3.12%
> 80%, up to and including 85%:	176	\$55,775,397.75	1.23%	1.83%
> 85%, up to and including 90%:	109	\$35,783,189.03	0.76%	1.17%
> 90%, up to and including 95%:	47	\$14,946,149.98	0.33%	0.49%
> 95%, up to and including 100%:	25	\$8,225,580.14	0.18%	0.27%
> 100%, up to and including 105%:	8	\$2,863,285.17	0.06%	0.09%
> 105%, up to and including 110%:	5	\$2,211,017.73	0.04%	0.07%
> 110%:	11	\$2,563,808.65	0.08%	0.08%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</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	13,566	\$2,897,107,735.01	95.05%	94.82%
Unindexed Loans	706	\$158,149,709.15	4.95%	5.18%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</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:	2,060	\$46,589,092.17	14.43%	1.52%
> A\$50,000, up to and including A\$100,000:	2,049	\$153,752,951.25	14.36%	5.03%
> A\$100,000, up to and including A\$150,000:	1,858	\$232,505,967.70	13.02%	7.61%
> A\$150,000, up to and including A\$200,000:	1,854	\$323,568,150.16	12.99%	10.59%
> A\$200,000, up to and including A\$250,000:	1,566	\$352,105,248.30	10.97%	11.52%
> A\$250,000, up to and including A\$300,000:	1,257	\$345,180,021.92	8.81%	11.30%
> A\$300,000, up to and including A\$350,000:	1,077	\$348,992,155.09	7.55%	11.42%
> A\$350,000, up to and including A\$400,000:	735	\$274,138,609.43	5.15%	8.97%
> A\$400,000, up to and including A\$450,000:	538	\$227,733,580.11	3.77%	7.45%
> A\$450,000, up to and including A\$500,000:	394	\$186,490,630.46	2.76%	6.10%
> A\$500,000, up to and including A\$550,000:	242	\$126,977,054.24	1.70%	4.16%
> A\$550,000, up to and including A\$600,000:	194	\$111,049,370.74	1.36%	3.63%
> A\$600,000, up to and including A\$650,000:	137	\$85,483,456.27	0.96%	2.80%
> A\$650,000, up to and including A\$700,000:	98	\$66,182,786.15	0.69%	2.17%
> A\$700,000, up to and including A\$750,000:	67	\$48,509,165.43	0.47%	1.59%
> A\$750,000, up to and including A\$800,000:	54	\$41,736,093.30	0.38%	1.37%
> A\$800,000, up to and including A\$850,000:	31	\$25,525,884.32	0.22%	0.84%
> A\$850,000, up to and including A\$900,000:	23	\$20,073,832.00	0.16%	0.66%
> A\$900,000, up to and including A\$950,000:	22	\$20,282,915.95	0.15%	0.66%
> A\$950,000, up to and including A\$1,000,000:	10	\$9,739,669.29	0.07%	0.32%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,182,831.43	0.01%	0.04%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,577,656.17	0.01%	0.08%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,488,624.63	0.01%	0.05%
> A\$1,500,000:	2	\$3,391,697.65	0.01%	0.11%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 12 months, up to and including 18 months:	439	\$118,199,130.36	3.08%	3.87%
> 18 months, up to and including 24 months:	525	\$146,812,851.98	3.68%	4.81%
> 24 months, up to and including 30 months:	365	\$107,598,413.70	2.56%	3.52%
> 30 months, up to and including 36 months:	344	\$101,349,084.28	2.41%	3.32%
> 36 months, up to and including 48 months:	782	\$228,760,434.50	5.48%	7.49%
> 48 months, up to and including 60 months:	1,673	\$418,325,533.32	11.72%	13.69%
> 60 months:	10,144	\$1,934,211,996.02	71.08%	63.31%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	273	\$61,629,883.61	1.91%	2.02%
New South Wales	3,883	\$987,270,773.54	27.21%	32.31%
Northern Territory	64	\$13,791,109.08	0.45%	0.45%
Queensland	6,826	\$1,309,922,815.91	47.83%	42.87%
South Australia	343	\$57,245,147.57	2.40%	1.87%
Tasmania	113	\$20,632,511.32	0.79%	0.68%
Victoria	1,606	\$376,995,707.39	11.25%	12.34%
Western Australia	1,164	\$227,769,495.74	8.16%	7.46%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,578	\$732,882,933.84	25.07%	23.99%
Gold Coast	967	\$198,935,981.00	6.78%	6.51%
Sunshine Coast	517	\$108,959,518.38	3.62%	3.57%
Queensland - Other	1,764	\$269,144,382.69	12.36%	8.81%
Sydney Metropolitan	2,811	\$771,574,880.47	19.70%	25.25%
N.S.W. - Other	1,035	\$206,467,040.53	7.25%	6.76%
Australian Capital Territory	310	\$70,858,736.15	2.17%	2.32%
Melbourne Metropolitan	1,340	\$326,430,539.61	9.39%	10.68%
Victoria - Other	266	\$50,565,167.78	1.86%	1.66%
Perth Metropolitan	1,089	\$213,927,387.66	7.63%	7.00%
W.A. - Other	75	\$13,842,108.08	0.53%	0.45%
Adelaide Metropolitan	296	\$48,779,797.01	2.07%	1.60%
S.A. - Other	47	\$8,465,350.56	0.33%	0.28%
Darwin Metropolitan	50	\$11,140,115.38	0.35%	0.36%
N.T. - Other	14	\$2,650,993.70	0.10%	0.09%
Hobart Metropolitan	82	\$16,254,526.73	0.57%	0.53%
Tasmania - Other	31	\$4,377,984.59	0.22%	0.14%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	560	\$207,121,618.16	3.92%	6.78%
Principal and Interest	13,712	\$2,848,135,826.00	96.08%	93.22%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	181	\$16,287,842.25	1.27%	0.53%
Home Improvement	966	\$225,327,136.41	6.77%	7.38%
Other	1,891	\$341,210,668.87	13.25%	11.17%
Residential - Detached House	8,326	\$1,791,433,662.00	58.34%	58.63%
Residential - Duplex	13	\$4,559,119.22	0.09%	0.15%
Residential - Established Apartment/Unit/Flat	2,637	\$610,970,766.61	18.48%	20.00%
Residential - New Apartment/Unit/Flat	258	\$65,468,248.80	1.81%	2.14%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	11,006	\$2,325,959,587.46	77.12%	76.13%
QBE	3,129	\$710,339,278.02	21.92%	23.25%
QBE LMI Pool Insurance	137	\$18,958,578.68	0.96%	0.62%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</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:	101	\$4,261,614.88	0.71%	0.14%
> 2026, up to and including 2031:	496	\$30,469,440.54	3.48%	1.00%
> 2031, up to and including 2036:	919	\$113,497,508.88	6.44%	3.71%
> 2036, up to and including 2041:	1,713	\$295,111,137.81	12.00%	9.66%
> 2041:	11,043	\$2,611,917,742.05	77.38%	85.49%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,367	\$685,000,349.34	16.58%	22.42%
Variable Rate	11,905	\$2,370,257,094.82	83.42%	77.58%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>



Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	4	\$564,102.97	0.17%	0.08%
2026	1	\$142,617.34	0.04%	0.02%
2027	1	\$16,230.48	0.04%	0.00%
2028	4	\$303,314.57	0.17%	0.04%
2029	10	\$594,903.21	0.42%	0.09%
2030	6	\$354,879.84	0.25%	0.05%
2031	13	\$1,544,555.00	0.55%	0.23%
2032	12	\$3,027,920.17	0.51%	0.44%
2033	17	\$1,820,610.46	0.72%	0.27%
2034	15	\$1,989,034.48	0.63%	0.29%
2035	24	\$3,773,490.78	1.01%	0.55%
2036	26	\$4,219,667.00	1.10%	0.62%
2037	25	\$4,745,506.14	1.06%	0.69%
2038	24	\$4,918,895.14	1.01%	0.72%
2039	37	\$7,835,455.14	1.56%	1.14%
2040	42	\$8,880,989.66	1.77%	1.30%
2041	65	\$14,591,238.57	2.75%	2.13%
2042	94	\$21,449,268.23	3.97%	3.13%
2043	132	\$30,608,732.69	5.58%	4.47%
2044	117	\$28,507,231.38	4.94%	4.16%
2045	270	\$63,715,663.74	11.41%	9.30%
2046	216	\$58,510,790.81	9.13%	8.54%
2047	338	\$106,806,020.25	14.28%	15.59%
2048	362	\$118,239,636.07	15.29%	17.26%
2049	90	\$32,217,533.70	3.80%	4.70%
2050	109	\$41,395,592.01	4.60%	6.04%
2051	313	\$124,226,469.51	13.22%	18.14%
<b>Total</b>	<b>2,367</b>	<b>\$685,000,349.34</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%:	2,230	\$649,541,913.63	15.63%	21.26%
> 4.50%, up to and including 5.00%:	699	\$198,053,326.67	4.90%	6.48%
> 5.00%, up to and including 5.50%:	4,114	\$912,575,138.62	28.83%	29.87%
> 5.50%, up to and including 6.00%:	4,126	\$797,577,770.59	28.91%	26.11%
> 6.00%, up to and including 6.50%:	1,870	\$321,219,477.73	13.10%	10.51%
> 6.50%, up to and including 7.00%:	753	\$117,441,170.12	5.28%	3.84%
> 7.00%, up to and including 7.50%:	402	\$49,349,742.34	2.82%	1.62%
> 7.50%, up to and including 8.00%:	72	\$8,204,057.18	0.50%	0.27%
> 8.00%, up to and including 8.50%:	5	\$1,294,846.03	0.04%	0.04%
> 9.00%:	1	\$1.25	0.01%	0.00%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,159	\$3,024,583,137.44	99.21%	99.00%
> 1 days, up to and including 31 days:	92	\$24,842,044.44	0.64%	0.81%
> 31 days, up to and including 61 days:	16	\$3,833,221.32	0.11%	0.13%
> 61 days, up to and including 90 days:	5	\$1,999,040.96	0.04%	0.07%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</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	135	\$36,470,177.22	0.95%	1.19%
Regulated Loans	14,137	\$3,018,787,266.94	99.05%	98.81%
<b>Total</b>	<b>14,272</b>	<b>\$3,055,257,444.16</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:	83	\$28,956,620.13	14.85%	13.98%
> 6 months, up to and including 12 months:	98	\$39,655,702.76	17.53%	19.15%
> 12 months, up to and including 24 months:	130	\$49,464,666.98	23.26%	23.88%
> 24 months, up to and including 36 months:	85	\$32,279,959.65	15.21%	15.59%
> 36 months, up to and including 48 months:	81	\$27,798,498.60	14.49%	13.42%
> 48 months, up to and including 60 months:	82	\$28,966,168.79	14.67%	13.99%
<b>Total</b>	<b>559</b>	<b>\$207,121,616.91</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 31 December 2022**

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

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