

Monthly Period	
Calculation Period Start Date:	01/01/2024
Calculation Period End Date:	31/01/2024
CBG Payment Date:	15/02/2024

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:	\$3,267,196,648.08
Number of Housing Loans:	14,577
Average Housing Loan Balance:	\$224,132.42
Maximum Housing Loan Balance:	\$1,161,989.48
Weighted Average Current Loan-to-Value Ratio:	56.44%
Highest Individual Current Loan-to-Value Ratio:	131.81%
Weighted Average Indexed Current Loan-to-Value Ratio:	47.59%
Percentage of Investment Property Loans:	28.65%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.98%
Weighted Average Seasoning (Months):	71
Weighted Average Remaining Term to Maturity (Months):	273
Maximum Remaining Term to Maturity (Months):	344

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:	\$3,102,189,119.21
(a) LTV Adjusted Principal Balance: <span style="float: right;">\$3,256,476,449.98</span>	
(b) Asset Percentage Adjusted Outstanding Principal Balance: <span style="float: right;">\$3,102,189,119.21</span>	
B. Loan Principal Receipts:	\$133,302,114.79
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,235,491,234.00
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	96.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : <sup>1</sup>	109.69%
By Law:	103.00%
Contractual Minimum:	105.26%
Current Contractual:	103.63%

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

<b>Funding Summary</b>	
Demand Loan	\$135,491,234.00
Guarantee Loan	\$3,264,508,766.00
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

<b>Collections</b>	
Revenue Receipts for the month:	\$14,738,291.32
Principal Receipts for the month:	\$68,695,026.43

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	627	\$5,608,368.91	4.30%	0.17%
> 5%, up to and including 10%:	358	\$17,902,216.94	2.46%	0.55%
> 10%, up to and including 15%:	380	\$35,574,484.97	2.61%	1.09%
> 15%, up to and including 20%:	418	\$48,966,757.87	2.87%	1.50%
> 20%, up to and including 25%:	532	\$79,834,211.75	3.65%	2.44%
> 25%, up to and including 30%:	643	\$105,738,176.40	4.41%	3.24%
> 30%, up to and including 35%:	788	\$142,122,761.91	5.41%	4.35%
> 35%, up to and including 40%:	1,010	\$206,466,741.22	6.93%	6.32%
> 40%, up to and including 45%:	1,037	\$227,048,765.51	7.11%	6.95%
> 45%, up to and including 50%:	1,147	\$269,262,627.69	7.87%	8.24%
> 50%, up to and including 55%:	1,265	\$305,265,890.39	8.68%	9.34%
> 55%, up to and including 60%:	1,295	\$333,167,407.16	8.88%	10.20%
> 60%, up to and including 65%:	1,347	\$354,077,437.57	9.24%	10.84%
> 65%, up to and including 70%:	1,312	\$365,725,137.48	9.00%	11.19%
> 70%, up to and including 75%:	1,048	\$304,733,260.50	7.19%	9.33%
> 75%, up to and including 80%:	786	\$260,120,649.64	5.39%	7.96%
> 80%, up to and including 85%:	362	\$121,173,631.22	2.48%	3.71%
> 85%, up to and including 90%:	218	\$83,392,456.80	1.50%	2.55%
> 90%, up to and including 95%:	2	\$124,721.43	0.01%	0.00%
> 95%, up to and including 100%:	1	\$310,960.53	0.01%	0.01%
> 110%:	1	\$579,982.19	0.01%	0.02%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</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%:	901	\$13,240,340.38	6.18%	0.41%
> 5%, up to and including 10%:	530	\$39,510,363.66	3.64%	1.21%
> 10%, up to and including 15%:	594	\$70,495,700.31	4.07%	2.16%
> 15%, up to and including 20%:	830	\$119,682,803.55	5.69%	3.66%
> 20%, up to and including 25%:	927	\$172,199,092.48	6.36%	5.27%
> 25%, up to and including 30%:	1,139	\$222,253,763.67	7.81%	6.80%
> 30%, up to and including 35%:	1,317	\$279,982,853.69	9.03%	8.57%
> 35%, up to and including 40%:	1,267	\$288,695,272.59	8.69%	8.84%
> 40%, up to and including 45%:	1,273	\$324,577,164.27	8.73%	9.93%
> 45%, up to and including 50%:	1,140	\$304,620,458.67	7.82%	9.32%
> 50%, up to and including 55%:	1,069	\$292,525,409.33	7.33%	8.95%
> 55%, up to and including 60%:	992	\$284,834,816.66	6.81%	8.72%
> 60%, up to and including 65%:	814	\$254,181,342.59	5.58%	7.78%
> 65%, up to and including 70%:	659	\$210,792,203.80	4.52%	6.45%
> 70%, up to and including 75%:	476	\$153,575,184.54	3.27%	4.70%
> 75%, up to and including 80%:	322	\$117,097,885.48	2.21%	3.58%
> 80%, up to and including 85%:	174	\$60,520,156.04	1.19%	1.85%
> 85%, up to and including 90%:	90	\$35,135,070.87	0.62%	1.08%
> 90%, up to and including 95%:	25	\$10,462,738.24	0.17%	0.32%
> 95%, up to and including 100%:	24	\$7,279,942.38	0.16%	0.22%
> 100%, up to and including 105%:	7	\$3,243,483.72	0.05%	0.10%
> 105%, up to and including 110%:	5	\$1,343,594.94	0.03%	0.04%
> 110%:	2	\$947,006.22	0.01%	0.03%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</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	13,830	\$3,099,298,874.84	94.88%	94.86%
Unindexed Loans	747	\$167,897,773.24	5.12%	5.14%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</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:	2,213	\$49,323,056.34	15.18%	1.51%
> A\$50,000, up to and including A\$100,000:	1,959	\$145,917,559.16	13.44%	4.47%
> A\$100,000, up to and including A\$150,000:	1,775	\$222,664,374.43	12.18%	6.82%
> A\$150,000, up to and including A\$200,000:	1,735	\$302,433,557.97	11.90%	9.26%
> A\$200,000, up to and including A\$250,000:	1,468	\$330,520,271.95	10.07%	10.12%
> A\$250,000, up to and including A\$300,000:	1,331	\$365,038,898.60	9.13%	11.17%
> A\$300,000, up to and including A\$350,000:	1,127	\$364,809,333.40	7.73%	11.17%
> A\$350,000, up to and including A\$400,000:	806	\$301,647,509.80	5.53%	9.23%
> A\$400,000, up to and including A\$450,000:	556	\$235,364,697.36	3.81%	7.20%
> A\$450,000, up to and including A\$500,000:	452	\$214,263,824.79	3.10%	6.56%
> A\$500,000, up to and including A\$550,000:	331	\$173,355,822.44	2.27%	5.31%
> A\$550,000, up to and including A\$600,000:	226	\$129,499,344.12	1.55%	3.96%
> A\$600,000, up to and including A\$650,000:	176	\$109,947,316.84	1.21%	3.37%
> A\$650,000, up to and including A\$700,000:	134	\$90,367,495.96	0.92%	2.77%
> A\$700,000, up to and including A\$750,000:	90	\$65,272,849.54	0.62%	2.00%
> A\$750,000, up to and including A\$800,000:	70	\$54,178,965.80	0.48%	1.66%
> A\$800,000, up to and including A\$850,000:	48	\$39,665,335.19	0.33%	1.21%
> A\$850,000, up to and including A\$900,000:	38	\$33,115,308.28	0.26%	1.01%
> A\$900,000, up to and including A\$950,000:	26	\$23,954,542.06	0.18%	0.73%
> A\$950,000, up to and including A\$1,000,000:	14	\$13,590,932.26	0.10%	0.42%
> A\$1,000,000, up to and including A\$1,200,000:	2	\$2,265,651.79	0.01%	0.07%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</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:	380	\$124,892,236.14	2.61%	3.82%
> 18 months, up to and including 24 months:	1,065	\$358,707,389.00	7.31%	10.98%
> 24 months, up to and including 30 months:	830	\$240,034,611.09	5.69%	7.35%
> 30 months, up to and including 36 months:	706	\$199,195,446.41	4.84%	6.10%
> 36 months, up to and including 48 months:	1,062	\$323,561,918.21	7.29%	9.90%
> 48 months, up to and including 60 months:	904	\$263,905,566.50	6.20%	8.08%
> 60 months:	9,630	\$1,756,899,480.73	66.06%	53.77%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	293	\$75,837,521.27	2.01%	2.32%
New South Wales	3,685	\$952,760,274.82	25.28%	29.16%
Northern Territory	53	\$12,105,084.50	0.36%	0.37%
Queensland	7,085	\$1,431,157,794.37	48.60%	43.80%
South Australia	403	\$76,273,379.54	2.76%	2.33%
Tasmania	149	\$30,412,171.98	1.02%	0.93%
Victoria	1,729	\$447,483,995.51	11.86%	13.70%
Western Australia	1,180	\$241,166,426.09	8.09%	7.38%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,673	\$793,421,406.83	25.20%	24.28%
Gold Coast	910	\$198,238,883.40	6.24%	6.07%
Sunshine Coast	522	\$116,519,095.74	3.58%	3.57%
Queensland - Other	1,980	\$322,978,408.40	13.58%	9.89%
Sydney Metropolitan	2,543	\$703,288,793.91	17.45%	21.53%
N.S.W. - Other	1,098	\$239,319,631.45	7.53%	7.32%
Australian Capital Territory	337	\$85,989,370.73	2.31%	2.63%
Melbourne Metropolitan	1,426	\$381,875,286.21	9.78%	11.69%
Victoria - Other	303	\$65,608,709.30	2.08%	2.01%
Perth Metropolitan	1,091	\$221,178,935.29	7.48%	6.77%
W.A. - Other	89	\$19,987,490.80	0.61%	0.61%
Adelaide Metropolitan	332	\$62,817,835.50	2.28%	1.92%
S.A. - Other	71	\$13,455,544.04	0.49%	0.41%
Darwin Metropolitan	46	\$10,818,726.59	0.32%	0.33%
N.T. - Other	7	\$1,286,357.91	0.05%	0.04%
Hobart Metropolitan	105	\$23,045,508.76	0.72%	0.71%
Tasmania - Other	44	\$7,366,663.22	0.30%	0.23%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	694	\$271,016,315.60	4.76%	8.30%
Principal and Interest	13,883	\$2,996,180,332.48	95.24%	91.70%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	205	\$19,279,493.63	1.41%	0.59%
Home Improvement	1,325	\$319,376,282.32	9.09%	9.78%
Other	2,227	\$399,932,346.23	15.28%	12.24%
Residential - Detached House	8,369	\$1,944,614,495.00	57.41%	59.52%
Residential - Duplex	5	\$1,055,060.15	0.03%	0.03%
Residential - Established Apartment/Unit/Flat	2,235	\$528,060,011.89	15.33%	16.16%
Residential - New Apartment/Unit/Flat	211	\$54,878,958.86	1.45%	1.68%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	11,127	\$2,491,358,508.02	76.33%	76.25%
QBE	3,192	\$742,090,727.64	21.90%	22.71%
QBE LMI Pool Insurance	258	\$33,747,412.42	1.77%	1.03%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</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:	64	\$2,543,256.32	0.44%	0.08%
> 2026, up to and including 2031:	535	\$28,930,579.59	3.67%	0.89%
> 2031, up to and including 2036:	1,023	\$113,638,013.85	7.02%	3.48%
> 2036, up to and including 2041:	1,725	\$285,966,821.24	11.83%	8.75%
> 2041:	11,230	\$2,836,117,977.08	77.04%	86.81%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,041	\$601,706,041.54	14.00%	18.42%
Variable Rate	12,536	\$2,665,490,606.54	86.00%	81.58%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>



Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	3	\$435,277.12	0.15%	0.07%
2027	2	\$87,539.88	0.10%	0.01%
2028	5	\$477,852.72	0.24%	0.08%
2029	10	\$586,510.91	0.49%	0.10%
2030	9	\$647,289.97	0.44%	0.11%
2031	8	\$662,163.53	0.39%	0.11%
2032	11	\$1,375,438.89	0.54%	0.23%
2033	14	\$1,770,817.95	0.69%	0.29%
2034	18	\$2,108,830.69	0.88%	0.35%
2035	19	\$3,098,182.70	0.93%	0.51%
2036	25	\$4,715,268.68	1.22%	0.78%
2037	25	\$3,388,607.10	1.22%	0.56%
2038	27	\$4,652,413.50	1.32%	0.77%
2039	39	\$6,997,191.53	1.91%	1.16%
2040	34	\$7,147,138.31	1.67%	1.19%
2041	62	\$14,144,744.04	3.04%	2.35%
2042	91	\$19,013,336.88	4.46%	3.16%
2043	111	\$23,648,627.61	5.44%	3.93%
2044	121	\$29,631,554.80	5.93%	4.92%
2045	179	\$39,539,092.42	8.77%	6.57%
2046	213	\$58,152,835.86	10.44%	9.66%
2047	132	\$41,845,166.76	6.47%	6.95%
2048	99	\$30,313,452.85	4.85%	5.04%
2049	109	\$41,032,295.83	5.34%	6.82%
2050	115	\$44,434,730.86	5.63%	7.38%
2051	363	\$141,693,425.75	17.79%	23.55%
2052	197	\$80,106,254.40	9.65%	13.31%
<b>Total</b>	<b>2,041</b>	<b>\$601,706,041.54</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%:	1,552	\$477,478,264.18	10.65%	14.61%
> 4.50%, up to and including 5.00%:	58	\$15,814,298.10	0.40%	0.48%
> 5.00%, up to and including 5.50%:	148	\$36,384,542.57	1.02%	1.11%
> 5.50%, up to and including 6.00%:	250	\$72,714,648.03	1.72%	2.23%
> 6.00%, up to and including 6.50%:	5,862	\$1,462,761,111.82	40.21%	44.77%
> 6.50%, up to and including 7.00%:	3,715	\$774,230,434.04	25.49%	23.70%
> 7.00%, up to and including 7.50%:	1,648	\$265,018,074.86	11.31%	8.11%
> 7.50%, up to and including 8.00%:	784	\$100,539,041.43	5.38%	3.08%
> 8.00%, up to and including 8.50%:	289	\$37,748,355.71	1.98%	1.16%
> 8.50%, up to and including 9.00%:	231	\$21,345,958.05	1.58%	0.65%
> 9.00%:	40	\$3,161,919.29	0.27%	0.10%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,433	\$3,222,321,386.17	99.01%	98.63%
> 1 days, up to and including 31 days:	107	\$33,497,294.76	0.73%	1.03%
> 31 days, up to and including 61 days:	18	\$4,213,300.45	0.12%	0.13%
> 61 days, up to and including 90 days:	14	\$5,470,580.37	0.10%	0.17%
> 90 days:	5	\$1,694,086.33	0.03%	0.05%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</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	86	\$25,320,380.13	0.59%	0.77%
Regulated Loans	14,491	\$3,241,876,267.95	99.41%	99.23%
<b>Total</b>	<b>14,577</b>	<b>\$3,267,196,648.08</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:	133	\$51,051,185.66	19.16%	18.84%
> 6 months, up to and including 12 months:	84	\$34,120,243.11	12.10%	12.59%
> 12 months, up to and including 24 months:	130	\$53,664,850.71	18.73%	19.80%
> 24 months, up to and including 36 months:	129	\$46,339,556.56	18.59%	17.10%
> 36 months, up to and including 48 months:	185	\$71,887,138.77	26.66%	26.53%
> 48 months, up to and including 60 months:	33	\$13,953,340.79	4.76%	5.15%
<b>Total</b>	<b>694</b>	<b>\$271,016,315.60</b>	<b>100%</b>	<b>100%</b>

**Covered Bond Programme**  
**Investor Report as at 31 January 2024**

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2020-1	2022-1	2022-2	2023-1	2023-2
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0053880	AU3FN0072617	AU3CB0293157	AU3FN0079406	AU3CB0300804
<b>Issue Date:</b>	24 Aug 2016	08 Dec 2016	24 Aug 2017	27 Apr 2020	17 Oct 2022	17 Oct 2022	12 Jul 2023	12 Jul 2023
<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	\$750,000,000	\$550,000,000	\$200,000,000	\$800,000,000	\$200,000,000
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
<b>Coupon Rate:</b>	3.25%	3.25%	3.25%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%	BBSW_3M + 1.05%	5.20%
<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	24 Apr 2025	17 Oct 2025	17 Oct 2025	12 Jul 2028	12 Jul 2028

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