

Monthly Period	
Calculation Period Start Date:	01/07/2023
Calculation Period End Date:	31/07/2023
CBG Payment Date:	15/08/2023

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:	\$4,019,046,748.60
Number of Housing Loans:	17,862
Average Housing Loan Balance:	\$224,999.90
Maximum Housing Loan Balance:	\$1,857,852.64
Weighted Average Current Loan-to-Value Ratio:	57.38%
Highest Individual Current Loan-to-Value Ratio:	100.54%
Weighted Average Indexed Current Loan-to-Value Ratio:	49.28%
Percentage of Investment Property Loans:	25.96%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.67%
Weighted Average Seasoning (Months):	68
Weighted Average Remaining Term to Maturity (Months):	276
Maximum Remaining Term to Maturity (Months):	350

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:	\$3,716,100,873.92
(a) LTV Adjusted Principal Balance:	\$4,001,841,199.50
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,716,100,873.92
B. Loan Principal Receipts:	\$181,528,821.22
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,897,629,695.14
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,850,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	92.50%

Overcollateralisation, both of eligible assets and including non eligible assets:	
Current Overcollateralisation Ratio : ¹	109.11%
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	\$47,629,695.14
Guarantee Loan	\$4,152,370,304.86
Total Intercompany Loan	\$4,200,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$16,844,666.97
Principal Receipts for the month:	\$104,722,809.46

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	649	\$6,071,083.31	3.63%	0.15%
> 5%, up to and including 10%:	372	\$19,870,843.86	2.08%	0.49%
> 10%, up to and including 15%:	415	\$38,968,214.35	2.32%	0.97%
> 15%, up to and including 20%:	504	\$58,431,202.04	2.82%	1.45%
> 20%, up to and including 25%:	597	\$86,778,404.94	3.34%	2.16%
> 25%, up to and including 30%:	745	\$128,637,834.01	4.17%	3.20%
> 30%, up to and including 35%:	854	\$147,702,646.55	4.78%	3.68%
> 35%, up to and including 40%:	1,101	\$233,941,364.99	6.16%	5.82%
> 40%, up to and including 45%:	1,221	\$260,527,253.24	6.84%	6.48%
> 45%, up to and including 50%:	1,415	\$324,364,290.95	7.92%	8.07%
> 50%, up to and including 55%:	1,512	\$361,087,163.61	8.46%	8.98%
> 55%, up to and including 60%:	1,583	\$403,089,392.26	8.86%	10.03%
> 60%, up to and including 65%:	1,796	\$470,386,009.50	10.05%	11.70%
> 65%, up to and including 70%:	1,786	\$479,673,295.94	10.00%	11.94%
> 70%, up to and including 75%:	1,438	\$397,819,581.27	8.05%	9.90%
> 75%, up to and including 80%:	1,042	\$313,763,975.24	5.83%	7.81%
> 80%, up to and including 85%:	496	\$159,726,926.49	2.78%	3.97%
> 85%, up to and including 90%:	329	\$126,065,324.34	1.84%	3.14%
> 90%, up to and including 95%:	5	\$1,331,166.44	0.03%	0.03%
> 95%, up to and including 100%:	1	\$478,869.28	0.01%	0.01%
> 100%, up to and including 105%:	1	\$331,905.99	0.01%	0.01%
Total	17,862	\$4,019,046,748.60	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	942	\$13,773,825.41	5.27%	0.34%
> 5%, up to and including 10%:	535	\$40,633,691.39	3.00%	1.01%
> 10%, up to and including 15%:	654	\$77,919,024.40	3.66%	1.94%
> 15%, up to and including 20%:	836	\$114,792,456.18	4.68%	2.86%
> 20%, up to and including 25%:	1,000	\$180,578,318.07	5.60%	4.49%
> 25%, up to and including 30%:	1,262	\$252,666,343.99	7.07%	6.29%
> 30%, up to and including 35%:	1,500	\$312,894,727.77	8.40%	7.79%
> 35%, up to and including 40%:	1,583	\$365,588,648.64	8.86%	9.10%
> 40%, up to and including 45%:	1,618	\$393,871,941.27	9.06%	9.80%
> 45%, up to and including 50%:	1,469	\$378,186,173.03	8.22%	9.41%
> 50%, up to and including 55%:	1,367	\$369,158,107.39	7.65%	9.19%
> 55%, up to and including 60%:	1,348	\$365,202,220.56	7.55%	9.09%
> 60%, up to and including 65%:	1,110	\$319,478,509.84	6.21%	7.95%
> 65%, up to and including 70%:	959	\$280,104,428.29	5.37%	6.97%
> 70%, up to and including 75%:	633	\$189,654,234.39	3.54%	4.72%
> 75%, up to and including 80%:	484	\$166,409,483.35	2.71%	4.14%
> 80%, up to and including 85%:	292	\$99,689,339.82	1.63%	2.48%
> 85%, up to and including 90%:	162	\$57,284,999.98	0.91%	1.43%
> 90%, up to and including 95%:	54	\$22,167,127.46	0.30%	0.55%
> 95%, up to and including 100%:	21	\$8,227,414.14	0.12%	0.20%
> 100%, up to and including 105%:	20	\$6,760,514.20	0.11%	0.17%
> 105%, up to and including 110%:	6	\$1,712,170.87	0.03%	0.04%
> 110%:	7	\$2,293,048.16	0.04%	0.06%
Total	17,862	\$4,019,046,748.60	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	16,955	\$3,815,686,676.53	94.92%	94.94%
Unindexed Loans	907	\$203,360,072.07	5.08%	5.06%
Total	17,862	\$4,019,046,748.60	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,539	\$58,006,250.38	14.21%	1.44%
> A\$50,000, up to and including A\$100,000:	2,463	\$183,739,744.65	13.79%	4.57%
> A\$100,000, up to and including A\$150,000:	2,188	\$273,957,944.70	12.25%	6.82%
> A\$150,000, up to and including A\$200,000:	2,192	\$381,775,294.49	12.27%	9.50%
> A\$200,000, up to and including A\$250,000:	1,829	\$411,331,448.82	10.24%	10.23%
> A\$250,000, up to and including A\$300,000:	1,658	\$455,066,231.48	9.28%	11.32%
> A\$300,000, up to and including A\$350,000:	1,373	\$444,582,601.12	7.69%	11.06%
> A\$350,000, up to and including A\$400,000:	991	\$370,128,931.03	5.55%	9.21%
> A\$400,000, up to and including A\$450,000:	718	\$304,333,113.48	4.02%	7.57%
> A\$450,000, up to and including A\$500,000:	534	\$253,171,431.74	2.99%	6.30%
> A\$500,000, up to and including A\$550,000:	387	\$203,551,199.71	2.17%	5.06%
> A\$550,000, up to and including A\$600,000:	283	\$162,277,388.87	1.58%	4.04%
> A\$600,000, up to and including A\$650,000:	196	\$122,470,153.18	1.10%	3.05%
> A\$650,000, up to and including A\$700,000:	162	\$109,201,015.61	0.91%	2.72%
> A\$700,000, up to and including A\$750,000:	101	\$73,199,767.38	0.57%	1.82%
> A\$750,000, up to and including A\$800,000:	84	\$64,834,159.42	0.47%	1.61%
> A\$800,000, up to and including A\$850,000:	61	\$50,208,656.39	0.34%	1.25%
> A\$850,000, up to and including A\$900,000:	47	\$41,049,400.67	0.26%	1.02%
> A\$900,000, up to and including A\$950,000:	27	\$24,949,939.57	0.15%	0.62%
> A\$950,000, up to and including A\$1,000,000:	20	\$19,383,645.05	0.11%	0.48%
> A\$1,000,000, up to and including A\$1,100,000:	2	\$2,080,631.77	0.01%	0.05%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,337,549.84	0.01%	0.06%
> A\$1,200,000, up to and including A\$1,300,000:	2	\$2,560,210.10	0.01%	0.06%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,474,910.92	0.01%	0.04%
> A\$1,500,000:	2	\$3,375,128.23	0.01%	0.08%
Total	17,862	\$4,019,046,748.60	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	353	\$109,921,263.98	1.98%	2.74%
> 12 months, up to and including 18 months:	876	\$288,424,182.22	4.90%	7.18%
> 18 months, up to and including 24 months:	861	\$246,868,892.02	4.82%	6.14%
> 24 months, up to and including 30 months:	774	\$218,027,897.98	4.33%	5.42%
> 30 months, up to and including 36 months:	678	\$207,427,328.44	3.80%	5.16%
> 36 months, up to and including 48 months:	1,013	\$310,130,731.64	5.67%	7.72%
> 48 months, up to and including 60 months:	1,422	\$374,052,080.71	7.96%	9.31%
> 60 months:	11,885	\$2,264,194,371.61	66.54%	56.34%
Total	17,862	\$4,019,046,748.60	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	345	\$88,861,508.08	1.93%	2.21%
New South Wales	4,608	\$1,199,561,451.38	25.80%	29.85%
Northern Territory	69	\$15,757,849.93	0.39%	0.39%
Queensland	8,742	\$1,784,151,360.94	48.94%	44.39%
South Australia	463	\$87,848,739.12	2.59%	2.19%
Tasmania	166	\$32,624,573.88	0.93%	0.81%
Victoria	2,041	\$519,939,331.59	11.43%	12.94%
Western Australia	1,428	\$290,301,933.68	7.99%	7.22%
Total	17,862	\$4,019,046,748.60	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	4,579	\$996,803,713.26	25.64%	24.80%
Gold Coast	1,133	\$243,912,883.65	6.34%	6.07%
Sunshine Coast	661	\$149,743,285.28	3.70%	3.73%
Queensland - Other	2,367	\$393,355,002.09	13.25%	9.79%
Sydney Metropolitan	3,236	\$908,098,338.20	18.12%	22.59%
N.S.W. - Other	1,318	\$278,255,422.92	7.38%	6.92%
Australian Capital Territory	399	\$102,069,198.34	2.23%	2.54%
Melbourne Metropolitan	1,670	\$441,745,362.23	9.35%	10.99%
Victoria - Other	373	\$78,530,446.02	2.09%	1.95%
Perth Metropolitan	1,313	\$265,617,250.95	7.35%	6.61%
W.A. - Other	115	\$24,684,682.73	0.64%	0.61%
Adelaide Metropolitan	384	\$73,148,983.34	2.15%	1.82%
S.A. - Other	79	\$14,699,755.78	0.44%	0.37%
Darwin Metropolitan	57	\$13,387,157.78	0.32%	0.33%
N.T. - Other	12	\$2,370,692.15	0.07%	0.06%
Hobart Metropolitan	114	\$24,047,108.08	0.64%	0.60%
Tasmania - Other	52	\$8,577,465.80	0.29%	0.21%
Total	17,862	\$4,019,046,748.60	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	785	\$300,868,460.00	4.39%	7.49%
Principal and Interest	17,077	\$3,718,178,288.60	95.61%	92.51%
Total	17,862	\$4,019,046,748.60	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	243	\$22,961,463.81	1.36%	0.57%
Home Improvement	1,394	\$335,835,546.75	7.80%	8.36%
Other	2,700	\$498,583,945.94	15.12%	12.41%
Residential - Detached House	10,374	\$2,394,774,296.88	58.08%	59.59%
Residential - Duplex	11	\$3,398,892.40	0.06%	0.08%
Residential - Established Apartment/Unit/Flat	2,841	\$684,367,470.11	15.91%	17.03%
Residential - New Apartment/Unit/Flat	299	\$79,125,132.71	1.67%	1.97%
Total	17,862	\$4,019,046,748.60	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	13,470	\$3,018,687,432.11	75.41%	75.11%
QBE	4,079	\$957,631,459.04	22.84%	23.83%
QBE LMI Pool Insurance	313	\$42,727,857.45	1.75%	1.06%
Total	17,862	\$4,019,046,748.60	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	94	\$4,145,971.87	0.53%	0.10%
> 2026, up to and including 2031:	620	\$35,685,070.62	3.47%	0.89%
> 2031, up to and including 2036:	1,169	\$138,867,012.58	6.54%	3.46%
> 2036, up to and including 2041:	2,102	\$361,806,499.16	11.77%	9.00%
> 2041:	13,877	\$3,478,542,194.37	77.69%	86.55%
Total	17,862	\$4,019,046,748.60	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,861	\$846,325,808.75	16.02%	21.06%
Variable Rate	15,001	\$3,172,720,939.85	83.98%	78.94%
Total	17,862	\$4,019,046,748.60	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	5	\$565,439.21	0.17%	0.07%
2027	2	\$101,890.79	0.07%	0.01%
2028	7	\$547,429.76	0.24%	0.06%
2029	12	\$817,468.00	0.42%	0.10%
2030	11	\$834,222.90	0.38%	0.10%
2031	12	\$947,037.11	0.42%	0.11%
2032	16	\$1,881,750.59	0.56%	0.22%
2033	17	\$1,992,455.88	0.59%	0.24%
2034	24	\$2,670,246.65	0.84%	0.32%
2035	26	\$4,633,276.13	0.91%	0.55%
2036	34	\$6,624,013.75	1.19%	0.78%
2037	36	\$5,948,364.05	1.26%	0.70%
2038	37	\$7,181,801.97	1.29%	0.85%
2039	46	\$8,991,072.06	1.61%	1.06%
2040	49	\$10,816,422.47	1.71%	1.28%
2041	76	\$15,882,168.05	2.66%	1.88%
2042	125	\$27,276,755.65	4.37%	3.22%
2043	140	\$30,009,494.69	4.89%	3.55%
2044	154	\$37,166,617.92	5.38%	4.39%
2045	275	\$64,197,162.19	9.61%	7.59%
2046	267	\$74,980,966.01	9.33%	8.86%
2047	306	\$96,528,113.44	10.70%	11.41%
2048	273	\$92,736,555.53	9.54%	10.96%
2049	140	\$50,270,409.49	4.89%	5.94%
2050	160	\$60,642,949.03	5.59%	7.17%
2051	449	\$176,155,047.08	15.69%	20.81%
2052	162	\$65,926,678.35	5.66%	7.79%
Total	2,861	\$846,325,808.75	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	2,352	\$714,403,652.67	13.17%	17.78%
> 4.50%, up to and including 5.00%:	67	\$18,716,823.05	0.38%	0.47%
> 5.00%, up to and including 5.50%:	191	\$46,703,860.71	1.07%	1.16%
> 5.50%, up to and including 6.00%:	3,092	\$855,353,981.21	17.31%	21.28%
> 6.00%, up to and including 6.50%:	6,057	\$1,349,300,929.94	33.91%	33.57%
> 6.50%, up to and including 7.00%:	3,481	\$653,154,071.52	19.49%	16.25%
> 7.00%, up to and including 7.50%:	1,511	\$240,669,828.85	8.46%	5.99%
> 7.50%, up to and including 8.00%:	616	\$86,999,101.26	3.45%	2.16%
> 8.00%, up to and including 8.50%:	407	\$44,742,434.27	2.28%	1.11%
> 8.50%, up to and including 9.00%:	80	\$7,307,352.09	0.45%	0.18%
> 9.00%:	8	\$1,694,713.03	0.04%	0.04%
Total	17,862	\$4,019,046,748.60	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	17,715	\$3,976,512,388.76	99.18%	98.94%
> 1 days, up to and including 31 days:	119	\$34,063,842.07	0.67%	0.85%
> 31 days, up to and including 61 days:	20	\$5,577,186.59	0.11%	0.14%
> 61 days, up to and including 90 days:	3	\$1,210,966.67	0.02%	0.03%
> 90 days:	5	\$1,682,364.51	0.03%	0.04%
Total	17,862	\$4,019,046,748.60	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	182	\$48,895,498.79	1.02%	1.22%
Regulated Loans	17,680	\$3,970,151,249.81	98.98%	98.78%
Total	17,862	\$4,019,046,748.60	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	118	\$45,800,644.05	15.05%	15.22%
> 6 months, up to and including 12 months:	127	\$45,534,492.70	16.20%	15.13%
> 12 months, up to and including 24 months:	164	\$65,811,764.42	20.92%	21.87%
> 24 months, up to and including 36 months:	101	\$42,085,061.46	12.88%	13.99%
> 36 months, up to and including 48 months:	173	\$65,064,220.33	22.07%	21.63%
> 48 months, up to and including 60 months:	101	\$36,572,275.79	12.88%	12.16%
Total	784	\$300,868,458.75	100%	100%

Covered Bond Programme
Investor Report as at 31 July 2023

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1	2022-1	2022-2	2023-1	2023-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880	AU3FN0072617	AU3CB0293157	AU3FN0079406	AU3CB03008
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020	17 Oct 2022	17 Oct 2022	12 Jul 2023	12 Jul 2023
Original Ratings:	AAA / Aaa	AAA / Aaa	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	AUD	AUD
Issue Amount:	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000	\$550,000,000	\$200,000,000	\$800,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%	BBSW_3M + 0.88%	4.85%	BBSW_3M + 1.05%	5.20%
NoteType:	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet	Soft_Bullet
Legal Maturity:	24 Aug 2026	24 Aug 2026	24 Aug 2026	13 Sep 2023	13 Sep 2023	24 Apr 2025	17 Oct 2025	17 Oct 2025	12 Jul 2028	12 Jul 2028

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