

Monthly Period	
Calculation Period Start Date:	01/03/2023
Calculation Period End Date:	31/03/2023
CBG Payment Date:	17/04/2023

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:	\$3,047,703,345.17
Number of Housing Loans:	14,174
Average Housing Loan Balance:	\$215,015.07
Maximum Housing Loan Balance:	\$1,857,852.64
Weighted Average Current Loan-to-Value Ratio:	56.84%
Highest Individual Current Loan-to-Value Ratio:	91.29%
Weighted Average Indexed Current Loan-to-Value Ratio:	48.66%
Percentage of Investment Property Loans:	25.01%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	5.34%
Weighted Average Seasoning (Months):	72
Weighted Average Remaining Term to Maturity (Months):	273
Maximum Remaining Term to Maturity (Months):	354

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:	\$2,819,362,035.50
(a) LTV Adjusted Principal Balance:	\$3,035,855,873.39
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,819,362,035.50
B. Loan Principal Receipts:	\$82,850,101.82
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,902,212,137.32
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 : ¹	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	\$52,212,137.32
Guarantee Loan	\$3,077,787,862.68
Total Intercompany Loan	\$3,130,000,000.00
Reserve Ledger	\$200,000.00

Collections	
Revenue Receipts for the month:	\$10,732,120.44
Principal Receipts for the month:	\$82,648,685.37

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	553	\$4,710,318.87	3.90%	0.15%
> 5%, up to and including 10%:	299	\$16,312,848.52	2.11%	0.54%
> 10%, up to and including 15%:	323	\$27,773,209.70	2.28%	0.91%
> 15%, up to and including 20%:	420	\$46,913,197.61	2.96%	1.54%
> 20%, up to and including 25%:	502	\$71,130,727.82	3.54%	2.33%
> 25%, up to and including 30%:	594	\$99,048,998.11	4.19%	3.25%
> 30%, up to and including 35%:	716	\$124,596,396.50	5.05%	4.09%
> 35%, up to and including 40%:	869	\$175,220,765.83	6.13%	5.75%
> 40%, up to and including 45%:	993	\$206,466,053.13	7.01%	6.77%
> 45%, up to and including 50%:	1,111	\$237,149,576.14	7.84%	7.78%
> 50%, up to and including 55%:	1,204	\$277,475,866.23	8.49%	9.10%
> 55%, up to and including 60%:	1,339	\$326,115,243.14	9.45%	10.70%
> 60%, up to and including 65%:	1,391	\$354,181,344.22	9.81%	11.62%
> 65%, up to and including 70%:	1,388	\$353,108,681.80	9.79%	11.59%
> 70%, up to and including 75%:	1,120	\$307,817,364.13	7.90%	10.10%
> 75%, up to and including 80%:	801	\$237,169,192.78	5.65%	7.78%
> 80%, up to and including 85%:	378	\$120,082,043.64	2.67%	3.94%
> 85%, up to and including 90%:	168	\$60,723,437.95	1.19%	1.99%
> 90%, up to and including 95%:	5	\$1,708,079.05	0.04%	0.06%
Total	14,174	\$3,047,703,345.17	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	787	\$10,740,878.57	5.55%	0.35%
> 5%, up to and including 10%:	424	\$30,448,203.92	2.99%	1.00%
> 10%, up to and including 15%:	524	\$60,378,889.02	3.70%	1.98%
> 15%, up to and including 20%:	635	\$89,111,693.98	4.48%	2.92%
> 20%, up to and including 25%:	857	\$141,317,179.00	6.05%	4.64%
> 25%, up to and including 30%:	1,014	\$196,663,463.09	7.15%	6.45%
> 30%, up to and including 35%:	1,200	\$241,942,925.65	8.47%	7.94%
> 35%, up to and including 40%:	1,339	\$305,599,016.40	9.45%	10.03%
> 40%, up to and including 45%:	1,235	\$295,733,919.20	8.71%	9.70%
> 45%, up to and including 50%:	1,162	\$275,785,035.89	8.20%	9.05%
> 50%, up to and including 55%:	1,173	\$302,849,149.71	8.28%	9.94%
> 55%, up to and including 60%:	1,063	\$276,786,931.83	7.50%	9.08%
> 60%, up to and including 65%:	838	\$237,102,003.37	5.91%	7.78%
> 65%, up to and including 70%:	670	\$183,084,220.36	4.73%	6.01%
> 70%, up to and including 75%:	521	\$160,343,919.65	3.68%	5.26%
> 75%, up to and including 80%:	324	\$104,222,904.40	2.29%	3.42%
> 80%, up to and including 85%:	193	\$63,605,804.81	1.36%	2.09%
> 85%, up to and including 90%:	103	\$34,368,306.99	0.73%	1.13%
> 90%, up to and including 95%:	57	\$18,658,749.10	0.40%	0.61%
> 95%, up to and including 100%:	27	\$9,935,590.95	0.19%	0.33%
> 100%, up to and including 105%:	8	\$2,996,254.83	0.06%	0.10%
> 105%, up to and including 110%:	9	\$2,601,829.55	0.06%	0.09%
> 110%:	11	\$3,426,474.90	0.08%	0.11%
Total	14,174	\$3,047,703,345.17	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	13,467	\$2,889,346,970.05	95.01%	94.80%
Unindexed Loans	707	\$158,356,375.12	4.99%	5.20%
Total	14,174	\$3,047,703,345.17	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,083	\$45,565,702.64	14.70%	1.50%
> A\$50,000, up to and including A\$100,000:	2,018	\$150,867,236.36	14.24%	4.95%
> A\$100,000, up to and including A\$150,000:	1,836	\$229,514,730.03	12.95%	7.53%
> A\$150,000, up to and including A\$200,000:	1,847	\$321,578,828.21	13.03%	10.55%
> A\$200,000, up to and including A\$250,000:	1,493	\$335,533,378.98	10.53%	11.01%
> A\$250,000, up to and including A\$300,000:	1,265	\$347,158,367.79	8.92%	11.39%
> A\$300,000, up to and including A\$350,000:	1,049	\$339,879,789.71	7.40%	11.15%
> A\$350,000, up to and including A\$400,000:	714	\$266,200,161.30	5.04%	8.73%
> A\$400,000, up to and including A\$450,000:	539	\$228,144,997.37	3.80%	7.49%
> A\$450,000, up to and including A\$500,000:	402	\$190,429,237.84	2.84%	6.25%
> A\$500,000, up to and including A\$550,000:	273	\$143,341,312.91	1.93%	4.70%
> A\$550,000, up to and including A\$600,000:	195	\$111,726,184.58	1.38%	3.67%
> A\$600,000, up to and including A\$650,000:	138	\$86,232,550.79	0.97%	2.83%
> A\$650,000, up to and including A\$700,000:	92	\$62,102,148.85	0.65%	2.04%
> A\$700,000, up to and including A\$750,000:	72	\$51,974,491.52	0.51%	1.71%
> A\$750,000, up to and including A\$800,000:	46	\$35,502,353.66	0.32%	1.16%
> A\$800,000, up to and including A\$850,000:	40	\$32,907,681.96	0.28%	1.08%
> A\$850,000, up to and including A\$900,000:	27	\$23,635,807.01	0.19%	0.78%
> A\$900,000, up to and including A\$950,000:	21	\$19,405,523.09	0.15%	0.64%
> A\$950,000, up to and including A\$1,000,000:	17	\$16,495,785.57	0.12%	0.54%
> A\$1,000,000, up to and including A\$1,100,000:	1	\$1,003,406.02	0.01%	0.03%
> A\$1,100,000, up to and including A\$1,200,000:	2	\$2,362,761.50	0.01%	0.08%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,274,121.33	0.01%	0.04%
> A\$1,400,000, up to and including A\$1,500,000:	1	\$1,482,503.85	0.01%	0.05%
> A\$1,500,000:	2	\$3,384,282.30	0.01%	0.11%
Total	14,174	\$3,047,703,345.17	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	155	\$58,098,209.67	1.09%	1.91%
> 12 months, up to and including 18 months:	148	\$43,417,262.57	1.04%	1.42%
> 18 months, up to and including 24 months:	673	\$180,499,333.04	4.75%	5.92%
> 24 months, up to and including 30 months:	347	\$105,864,750.03	2.45%	3.47%
> 30 months, up to and including 36 months:	396	\$118,763,783.44	2.79%	3.90%
> 36 months, up to and including 48 months:	702	\$211,956,184.71	4.95%	6.95%
> 48 months, up to and including 60 months:	1,415	\$364,963,841.01	9.98%	11.98%
> 60 months:	10,338	\$1,964,139,980.70	72.94%	64.45%
Total	14,174	\$3,047,703,345.17	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	271	\$60,930,580.14	1.91%	2.00%
New South Wales	3,829	\$971,556,239.08	27.01%	31.88%
Northern Territory	61	\$13,000,759.50	0.43%	0.43%
Queensland	6,825	\$1,322,295,436.87	48.15%	43.39%
South Australia	336	\$54,672,637.13	2.37%	1.79%
Tasmania	116	\$20,680,142.84	0.82%	0.68%
Victoria	1,601	\$380,558,717.98	11.30%	12.49%
Western Australia	1,135	\$224,008,831.63	8.01%	7.35%
Total	14,174	\$3,047,703,345.17	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,567	\$736,975,403.06	25.17%	24.18%
Gold Coast	953	\$197,876,958.74	6.72%	6.49%
Sunshine Coast	521	\$111,761,244.20	3.68%	3.67%
Queensland - Other	1,784	\$275,681,830.87	12.59%	9.05%
Sydney Metropolitan	2,789	\$764,134,479.06	19.68%	25.07%
N.S.W. - Other	1,005	\$198,891,239.44	7.09%	6.53%
Australian Capital Territory	306	\$69,461,100.72	2.16%	2.28%
Melbourne Metropolitan	1,327	\$327,107,764.92	9.36%	10.73%
Victoria - Other	274	\$53,450,953.06	1.93%	1.75%
Perth Metropolitan	1,057	\$208,848,318.19	7.46%	6.85%
W.A. - Other	78	\$15,160,513.44	0.55%	0.50%
Adelaide Metropolitan	288	\$46,221,020.59	2.03%	1.52%
S.A. - Other	48	\$8,451,616.54	0.34%	0.28%
Darwin Metropolitan	49	\$10,921,630.33	0.35%	0.36%
N.T. - Other	12	\$2,079,129.17	0.08%	0.07%
Hobart Metropolitan	80	\$15,048,814.49	0.56%	0.49%
Tasmania - Other	36	\$5,631,328.35	0.25%	0.18%
Total	14,174	\$3,047,703,345.17	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	577	\$212,655,821.68	4.07%	6.98%
Principal and Interest	13,597	\$2,835,047,523.49	95.93%	93.02%
Total	14,174	\$3,047,703,345.17	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	177	\$16,294,674.66	1.25%	0.53%
Home Improvement	940	\$220,330,985.66	6.63%	7.23%
Other	1,921	\$348,242,697.12	13.55%	11.43%
Residential - Detached House	8,262	\$1,788,530,402.49	58.29%	58.68%
Residential - Duplex	13	\$4,159,327.42	0.09%	0.14%
Residential - Established Apartment/Unit/Flat	2,611	\$607,421,552.23	18.42%	19.93%
Residential - New Apartment/Unit/Flat	250	\$62,723,705.59	1.76%	2.06%
Total	14,174	\$3,047,703,345.17	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	10,878	\$2,313,154,667.51	76.75%	75.90%
QBE	3,092	\$705,401,289.12	21.81%	23.15%
QBE LMI Pool Insurance	204	\$29,147,388.54	1.44%	0.96%
Total	14,174	\$3,047,703,345.17	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	93	\$4,235,659.82	0.66%	0.14%
> 2026, up to and including 2031:	493	\$30,188,583.28	3.48%	0.99%
> 2031, up to and including 2036:	919	\$111,172,204.06	6.48%	3.65%
> 2036, up to and including 2041:	1,738	\$295,063,036.45	12.26%	9.68%
> 2041:	10,931	\$2,607,043,861.56	77.12%	85.54%
Total	14,174	\$3,047,703,345.17	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	2,176	\$629,705,291.49	15.35%	20.66%
Variable Rate	11,998	\$2,417,998,053.68	84.65%	79.34%
Total	14,174	\$3,047,703,345.17	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	5	\$574,048.56	0.23%	0.09%
2026	1	\$135,981.30	0.05%	0.02%
2028	4	\$367,896.60	0.18%	0.06%
2029	9	\$488,116.24	0.41%	0.08%
2030	5	\$302,494.78	0.23%	0.05%
2031	13	\$1,467,644.98	0.60%	0.23%
2032	13	\$3,108,778.34	0.60%	0.49%
2033	12	\$1,314,676.52	0.55%	0.21%
2034	15	\$1,877,495.37	0.69%	0.30%
2035	22	\$3,671,034.87	1.01%	0.58%
2036	23	\$3,757,903.80	1.06%	0.60%
2037	27	\$4,659,967.21	1.24%	0.74%
2038	23	\$5,003,763.74	1.06%	0.79%
2039	34	\$7,146,230.50	1.56%	1.13%
2040	41	\$8,795,733.47	1.88%	1.40%
2041	60	\$12,102,017.30	2.76%	1.92%
2042	85	\$19,681,440.09	3.91%	3.13%
2043	125	\$28,656,265.42	5.74%	4.55%
2044	114	\$27,530,041.22	5.24%	4.37%
2045	244	\$56,745,965.81	11.21%	9.01%
2046	193	\$52,044,808.75	8.87%	8.26%
2047	320	\$100,244,524.72	14.71%	15.92%
2048	298	\$99,478,061.12	13.69%	15.80%
2049	86	\$31,235,804.69	3.95%	4.96%
2050	95	\$36,431,376.25	4.37%	5.79%
2051	288	\$114,031,321.79	13.24%	18.11%
2052	21	\$8,851,898.05	0.97%	1.41%
Total	2,176	\$629,705,291.49	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,963	\$572,997,325.67	13.85%	18.80%
> 4.50%, up to and including 5.00%:	51	\$14,211,492.04	0.36%	0.47%
> 5.00%, up to and including 5.50%:	1,714	\$459,867,349.83	12.09%	15.09%
> 5.50%, up to and including 6.00%:	4,365	\$949,342,610.43	30.80%	31.15%
> 6.00%, up to and including 6.50%:	3,400	\$644,804,898.34	23.99%	21.16%
> 6.50%, up to and including 7.00%:	1,564	\$253,123,368.19	11.03%	8.31%
> 7.00%, up to and including 7.50%:	663	\$101,408,463.30	4.68%	3.33%
> 7.50%, up to and including 8.00%:	377	\$43,763,925.45	2.66%	1.44%
> 8.00%, up to and including 8.50%:	70	\$6,410,252.70	0.49%	0.21%
> 8.50%, up to and including 9.00%:	6	\$1,773,657.97	0.04%	0.06%
> 9.00%:	1	\$1.25	0.01%	0.00%
Total	14,174	\$3,047,703,345.17	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,077	\$3,018,494,998.23	99.32%	99.04%
> 1 days, up to and including 31 days:	67	\$21,717,166.85	0.47%	0.71%
> 31 days, up to and including 61 days:	23	\$5,344,887.91	0.16%	0.18%
> 61 days, up to and including 90 days:	7	\$2,146,292.18	0.05%	0.07%
Total	14,174	\$3,047,703,345.17	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	189	\$51,256,692.60	1.33%	1.68%
Regulated Loans	13,985	\$2,996,446,652.57	98.67%	98.32%
Total	14,174	\$3,047,703,345.17	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	85	\$31,428,420.20	14.76%	14.78%
> 6 months, up to and including 12 months:	86	\$32,306,429.15	14.93%	15.19%
> 12 months, up to and including 24 months:	130	\$49,765,329.94	22.57%	23.40%
> 24 months, up to and including 36 months:	87	\$33,853,479.73	15.10%	15.92%
> 36 months, up to and including 48 months:	92	\$31,404,126.41	15.97%	14.77%
> 48 months, up to and including 60 months:	96	\$33,898,035.00	16.67%	15.94%
Total	576	\$212,655,820.43	100%	100%

Covered Bond Programme
Investor Report as at 31 March 2023

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1	2022-1	2022-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880	AU3FN0072617	AU3CB0293157
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
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:	\$350,000,000	\$100,000,000	\$150,000,000	\$200,000,000	\$550,000,000	\$750,000,000	\$550,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly	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%
NoteType:	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

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