

Monthly Period	
Calculation Period Start Date:	01/05/2022
Calculation Period End Date:	31/05/2022
CBG Payment Date:	15/06/2022

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:	\$2,173,323,445.17
Number of Housing Loans:	10,473
Average Housing Loan Balance:	\$207,500.43
Maximum Housing Loan Balance:	\$1,857,477.64
Weighted Average Current Loan-to-Value Ratio:	57.91%
Highest Individual Current Loan-to-Value Ratio:	95.44%
Weighted Average Indexed Current Loan-to-Value Ratio:	45.81%
Percentage of Investment Property Loans:	23.09%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	3.05%
Weighted Average Seasoning (Months):	70
Weighted Average Remaining Term to Maturity (Months):	277
Maximum Remaining Term to Maturity (Months):	340

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:	\$2,010,200,356.10
(a) LTV Adjusted Principal Balance:	\$2,168,777,642.48
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$2,010,200,356.10
B. Loan Principal Receipts:	\$147,320,917.46
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$2,157,521,273.56
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$2,100,000,000.00
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>	110.51%
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	\$57,521,273.56
Guarantee Loan	\$2,262,478,726.44
Total Intercompany Loan	\$2,320,000,000.00
Reserve Ledger	\$200,000.00

**Collections**

Revenue Receipts for the month:	\$4,823,567.25
Principal Receipts for the month:	\$45,002,929.44

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$54.43	0.03%	0.00%
Up to and including 5%:	365	\$3,441,602.43	3.49%	0.16%
> 5%, up to and including 10%:	186	\$10,202,122.01	1.78%	0.47%
> 10%, up to and including 15%:	214	\$17,989,274.47	2.04%	0.83%
> 15%, up to and including 20%:	278	\$32,174,261.81	2.65%	1.48%
> 20%, up to and including 25%:	306	\$37,754,817.19	2.92%	1.74%
> 25%, up to and including 30%:	411	\$65,473,732.87	3.92%	3.01%
> 30%, up to and including 35%:	511	\$86,491,836.89	4.88%	3.98%
> 35%, up to and including 40%:	528	\$99,924,697.94	5.04%	4.60%
> 40%, up to and including 45%:	730	\$147,263,354.53	6.97%	6.78%
> 45%, up to and including 50%:	789	\$160,893,537.40	7.53%	7.40%
> 50%, up to and including 55%:	959	\$209,579,250.68	9.16%	9.64%
> 55%, up to and including 60%:	997	\$226,423,877.55	9.52%	10.42%
> 60%, up to and including 65%:	1,074	\$250,907,088.86	10.25%	11.54%
> 65%, up to and including 70%:	1,061	\$264,213,421.33	10.13%	12.16%
> 70%, up to and including 75%:	871	\$231,002,108.02	8.32%	10.63%
> 75%, up to and including 80%:	695	\$188,479,130.79	6.64%	8.67%
> 80%, up to and including 85%:	380	\$103,449,163.76	3.63%	4.76%
> 85%, up to and including 90%:	108	\$34,623,074.31	1.03%	1.59%
> 90%, up to and including 95%:	7	\$3,037,037.90	0.07%	0.14%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable	3	\$54.43	0.03%	0.00%
Up to and including 5%:	566	\$8,677,893.68	5.40%	0.40%
> 5%, up to and including 10%:	273	\$21,331,206.48	2.61%	0.98%
> 10%, up to and including 15%:	399	\$48,472,163.10	3.81%	2.23%
> 15%, up to and including 20%:	530	\$80,510,880.74	5.06%	3.70%
> 20%, up to and including 25%:	675	\$115,316,628.24	6.45%	5.31%
> 25%, up to and including 30%:	810	\$160,587,278.71	7.73%	7.39%
> 30%, up to and including 35%:	999	\$207,345,992.43	9.54%	9.54%
> 35%, up to and including 40%:	1,003	\$228,579,729.52	9.58%	10.52%
> 40%, up to and including 45%:	999	\$231,222,708.83	9.54%	10.64%
> 45%, up to and including 50%:	943	\$233,908,034.13	9.00%	10.76%
> 50%, up to and including 55%:	813	\$201,097,594.02	7.76%	9.25%
> 55%, up to and including 60%:	702	\$177,889,489.82	6.70%	8.19%
> 60%, up to and including 65%:	573	\$148,643,550.89	5.47%	6.84%
> 65%, up to and including 70%:	456	\$115,835,090.68	4.35%	5.33%
> 70%, up to and including 75%:	328	\$85,912,306.65	3.13%	3.95%
> 75%, up to and including 80%:	179	\$48,837,306.98	1.71%	2.25%
> 80%, up to and including 85%:	122	\$32,087,166.37	1.16%	1.48%
> 85%, up to and including 90%:	53	\$16,638,150.48	0.51%	0.77%
> 90%, up to and including 95%:	26	\$5,167,834.05	0.25%	0.24%
> 95%, up to and including 100%:	9	\$2,353,886.58	0.09%	0.11%
> 100%, up to and including 105%:	5	\$1,117,536.05	0.05%	0.05%
> 105%, up to and including 110%:	5	\$1,274,466.99	0.05%	0.06%
> 110%:	2	\$516,495.32	0.02%	0.02%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</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
Not Applicable	3	\$54.43	0.03%	0.00%
Indexed Loans	9,957	\$2,060,766,320.15	95.07%	94.82%
Unindexed Loans	513	\$112,557,070.59	4.90%	5.18%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</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:	1,501	\$33,674,686.43	14.33%	1.55%
> A\$50,000, up to and including A\$100,000:	1,504	\$113,562,414.70	14.36%	5.23%
> A\$100,000, up to and including A\$150,000:	1,482	\$185,527,905.01	14.15%	8.54%
> A\$150,000, up to and including A\$200,000:	1,395	\$243,485,780.22	13.32%	11.20%
> A\$200,000, up to and including A\$250,000:	1,144	\$257,012,555.08	10.92%	11.83%
> A\$250,000, up to and including A\$300,000:	952	\$260,485,847.39	9.09%	11.99%
> A\$300,000, up to and including A\$350,000:	790	\$256,565,796.58	7.54%	11.81%
> A\$350,000, up to and including A\$400,000:	541	\$201,246,096.49	5.17%	9.26%
> A\$400,000, up to and including A\$450,000:	373	\$158,060,277.61	3.56%	7.27%
> A\$450,000, up to and including A\$500,000:	252	\$119,372,070.98	2.41%	5.49%
> A\$500,000, up to and including A\$550,000:	154	\$80,477,680.73	1.47%	3.70%
> A\$550,000, up to and including A\$600,000:	116	\$66,629,973.60	1.11%	3.07%
> A\$600,000, up to and including A\$650,000:	81	\$50,582,239.18	0.77%	2.33%
> A\$650,000, up to and including A\$700,000:	63	\$42,465,199.39	0.60%	1.95%
> A\$700,000, up to and including A\$750,000:	41	\$29,625,610.91	0.39%	1.36%
> A\$750,000, up to and including A\$800,000:	29	\$22,299,353.88	0.28%	1.03%
> A\$800,000, up to and including A\$850,000:	15	\$12,341,932.09	0.14%	0.57%
> A\$850,000, up to and including A\$900,000:	16	\$13,976,153.85	0.15%	0.64%
> A\$900,000, up to and including A\$950,000:	8	\$7,413,683.43	0.08%	0.34%
> A\$950,000, up to and including A\$1,000,000:	9	\$8,847,122.33	0.09%	0.41%
> A\$1,000,000, up to and including A\$1,100,000:	1	\$1,000,184.08	0.01%	0.05%
> A\$1,100,000, up to and including A\$1,200,000:	1	\$1,175,620.67	0.01%	0.05%
> A\$1,200,000, up to and including A\$1,300,000:	1	\$1,276,125.93	0.01%	0.06%
> A\$1,300,000, up to and including A\$1,400,000:	1	\$1,301,106.25	0.01%	0.06%
> A\$1,500,000:	3	\$4,918,028.36	0.03%	0.23%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 18 months, up to and including 24 months:	94	\$30,632,221.48	0.90%	1.41%
> 24 months, up to and including 30 months:	92	\$32,197,725.03	0.88%	1.48%
> 30 months, up to and including 36 months:	86	\$31,486,994.54	0.82%	1.45%
> 36 months, up to and including 48 months:	1,084	\$280,935,269.53	10.35%	12.93%
> 48 months, up to and including 60 months:	2,961	\$688,967,713.73	28.27%	31.70%
> 60 months:	6,156	\$1,109,103,520.86	58.78%	51.03%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - Invalid or No Security	3	\$54.43	0.03%	0.00%
Australian Capital Territory	194	\$41,336,201.14	1.85%	1.90%
New South Wales	2,957	\$730,954,339.60	28.23%	33.63%
Northern Territory	62	\$13,347,867.41	0.59%	0.61%
Queensland	4,730	\$877,274,353.45	45.16%	40.37%
South Australia	327	\$52,573,660.65	3.12%	2.42%
Tasmania	83	\$14,154,120.78	0.79%	0.65%
Victoria	1,122	\$247,991,468.27	10.71%	11.41%
Western Australia	995	\$195,691,379.44	9.50%	9.00%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Not Applicable - No Security	3	\$54.43	0.03%	0.00%
Brisbane Metropolitan	2,499	\$495,480,659.31	23.86%	22.80%
Gold Coast	640	\$122,953,486.76	6.11%	5.66%
Sunshine Coast	331	\$65,810,295.46	3.16%	3.03%
Queensland - Other	1,260	\$193,029,911.92	12.03%	8.88%
Sydney Metropolitan	2,170	\$574,999,564.65	20.72%	26.46%
N.S.W. - Other	763	\$150,492,415.39	7.29%	6.92%
Australian Capital Territory	218	\$46,798,560.70	2.08%	2.15%
Melbourne Metropolitan	957	\$221,770,501.17	9.14%	10.20%
Victoria - Other	165	\$26,220,967.10	1.58%	1.21%
Perth Metropolitan	925	\$181,677,114.19	8.83%	8.36%
W.A. - Other	70	\$14,014,265.25	0.67%	0.64%
Adelaide Metropolitan	283	\$45,466,244.36	2.70%	2.09%
S.A. - Other	44	\$7,107,416.29	0.42%	0.33%
Darwin Metropolitan	45	\$10,045,413.96	0.43%	0.46%
N.T. - Other	17	\$3,302,453.45	0.16%	0.15%
Hobart Metropolitan	55	\$9,975,464.00	0.53%	0.46%
Tasmania - Other	28	\$4,178,656.78	0.27%	0.19%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	529	\$180,574,613.81	5.05%	8.31%
Principal and Interest	9,944	\$1,992,748,831.36	94.95%	91.69%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	48	\$5,259,389.74	0.46%	0.24%
Home Improvement	149	\$28,174,824.89	1.42%	1.30%
Other	979	\$157,406,684.36	9.35%	7.24%
Residential - Detached House	7,545	\$1,591,916,240.96	72.04%	73.25%
Residential - Duplex	16	\$5,389,384.49	0.15%	0.25%
Residential - Established Apartment/Unit/Flat	1,445	\$312,306,999.10	13.80%	14.37%
Residential - New Apartment/Unit/Flat	291	\$72,869,921.63	2.78%	3.35%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	8,288	\$1,699,205,194.20	79.14%	78.18%
QBE	2,127	\$465,083,925.45	20.31%	21.40%
QBE LMI Pool Insurance	58	\$9,034,325.52	0.55%	0.42%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</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:	89	\$3,465,160.67	0.85%	0.16%
> 2026, up to and including 2031:	232	\$16,493,699.48	2.22%	0.76%
> 2031, up to and including 2036:	558	\$70,476,293.73	5.33%	3.24%
> 2036, up to and including 2041:	1,266	\$207,003,662.45	12.09%	9.52%
> 2041:	8,328	\$1,875,884,628.84	79.52%	86.31%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,993	\$556,726,624.82	19.03%	25.62%
Variable Rate	8,480	\$1,616,596,820.35	80.97%	74.38%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>



Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2023	1	\$18,000.00	0.05%	0.00%
2025	3	\$86,457.31	0.15%	0.02%
2027	3	\$73,735.15	0.15%	0.01%
2028	2	\$233,316.24	0.10%	0.04%
2029	3	\$383,598.10	0.15%	0.07%
2030	1	\$58,860.89	0.05%	0.01%
2031	10	\$1,338,458.83	0.50%	0.24%
2032	12	\$2,992,400.22	0.60%	0.54%
2033	12	\$1,687,040.37	0.60%	0.30%
2034	10	\$1,630,086.15	0.50%	0.29%
2035	21	\$3,999,915.97	1.05%	0.72%
2036	17	\$3,528,986.16	0.85%	0.63%
2037	24	\$4,262,182.98	1.20%	0.77%
2038	23	\$4,444,151.89	1.15%	0.80%
2039	28	\$6,174,593.12	1.40%	1.11%
2040	35	\$6,788,815.08	1.76%	1.22%
2041	42	\$7,810,215.34	2.11%	1.40%
2042	97	\$24,309,793.54	4.87%	4.37%
2043	117	\$28,072,994.38	5.87%	5.04%
2044	94	\$22,775,399.02	4.72%	4.09%
2045	205	\$46,316,755.20	10.29%	8.32%
2046	189	\$47,212,163.10	9.48%	8.48%
2047	589	\$184,811,710.05	29.55%	33.20%
2048	341	\$113,634,596.54	17.11%	20.41%
2049	79	\$29,037,779.59	3.96%	5.22%
2050	35	\$15,044,619.60	1.76%	2.70%
<b>Total</b>	<b>1,993</b>	<b>\$556,726,624.82</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%:	10,152	\$2,120,809,505.77	96.93%	97.58%
> 4.50%, up to and including 5.00%:	271	\$44,911,227.71	2.59%	2.07%
> 5.00%, up to and including 5.50%:	42	\$5,877,977.20	0.40%	0.27%
> 5.50%, up to and including 6.00%:	6	\$1,118,584.15	0.06%	0.05%
> 6.00%, up to and including 6.50%:	2	\$606,150.34	0.02%	0.03%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</b>	<b>100%</b>	<b>100%</b>

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	10,400	\$2,155,397,529.41	99.30%	99.18%
> 1 days, up to and including 31 days:	57	\$14,142,511.44	0.54%	0.65%
> 31 days, up to and including 61 days:	11	\$2,898,347.02	0.11%	0.13%
> 61 days, up to and including 90 days:	4	\$741,803.69	0.04%	0.03%
> 90 days:	1	\$143,253.61	0.01%	0.01%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</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	138	\$36,222,945.33	1.32%	1.67%
Regulated Loans	10,335	\$2,137,100,499.84	98.68%	98.33%
<b>Total</b>	<b>10,473</b>	<b>\$2,173,323,445.17</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:	259	\$80,184,559.52	48.96%	44.41%
> 6 months, up to and including 12 months:	75	\$28,281,589.86	14.18%	15.66%
> 12 months, up to and including 24 months:	104	\$36,231,588.58	19.66%	20.06%
> 24 months, up to and including 36 months:	26	\$9,552,108.99	4.91%	5.29%
> 36 months, up to and including 48 months:	30	\$12,941,758.01	5.67%	7.17%
> 48 months, up to and including 60 months:	33	\$12,471,218.83	6.24%	6.91%
> 60 months:	2	\$911,790.02	0.38%	0.50%
<b>Total</b>	<b>529</b>	<b>\$180,574,613.81</b>	<b>100%</b>	<b>100%</b>

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

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2018-1	2018-2	2020-1
<b>ISIN:</b>	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0044830	AU3CB0256519	AU3FN0053880
<b>Issue Date:</b>	24 Aug 2016	08 Dec 2016	24 Aug 2017	13 Sep 2018	13 Sep 2018	27 Apr 2020
<b>Original Ratings:</b>	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa	AAA / Aaa
<b>Currency:</b>	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
<b>Coupon Freq:</b>	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Semi-Annual	Quarterly
<b>Coupon Rate:</b>	3.25%	3.25%	3.25%	BBSW_3M + 0.77%	3.00%	BBSW_3M + 1.12%
<b>NoteType:</b>	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

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