

Monthly Period	
Calculation Period Start Date:	01/06/2024
Calculation Period End Date:	30/06/2024
CBG Payment Date:	15/07/2024

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:	\$3,341,104,074.02
Number of Housing Loans:	14,493
Average Housing Loan Balance:	\$230,530.54
Maximum Housing Loan Balance:	\$1,983,138.67
Weighted Average Current Loan-to-Value Ratio:	55.88%
Highest Individual Current Loan-to-Value Ratio:	96.58%
Weighted Average Indexed Current Loan-to-Value Ratio:	45.72%
Percentage of Investment Property Loans:	29.94%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	6.11%
Weighted Average Seasoning (Months):	73
Weighted Average Remaining Term to Maturity (Months):	271
Maximum Remaining Term to Maturity (Months):	348

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:	\$3,174,194,827.87
(a) LTV Adjusted Principal Balance:	\$3,334,795,261.11
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,174,194,827.87
B. Loan Principal Receipts:	\$59,409,074.90
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,233,603,902.77
AUD equivalent of aggregate Principal Amount Outstanding of Covered Bonds:	\$3,100,000,000.00
Asset Covered Test Passed:	PASS
Asset Percentage AP:	95.00%

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

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

Funding Summary

Demand Loan	\$133,603,902.77
Guarantee Loan	\$3,266,396,097.23
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$15,129,303.81
Principal Receipts for the month:	\$59,115,787.31

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	696	\$5,701,941.45	4.80%	0.17%
> 5%, up to and including 10%:	375	\$19,562,758.89	2.59%	0.59%
> 10%, up to and including 15%:	366	\$36,452,722.11	2.53%	1.09%
> 15%, up to and including 20%:	452	\$52,164,289.09	3.12%	1.56%
> 20%, up to and including 25%:	550	\$83,983,808.94	3.79%	2.51%
> 25%, up to and including 30%:	699	\$114,922,352.32	4.82%	3.44%
> 30%, up to and including 35%:	831	\$157,523,595.78	5.73%	4.71%
> 35%, up to and including 40%:	947	\$201,489,453.25	6.53%	6.03%
> 40%, up to and including 45%:	1,009	\$228,770,495.64	6.96%	6.85%
> 45%, up to and including 50%:	1,186	\$289,254,255.80	8.18%	8.66%
> 50%, up to and including 55%:	1,281	\$323,582,646.95	8.84%	9.68%
> 55%, up to and including 60%:	1,285	\$340,036,544.55	8.87%	10.18%
> 60%, up to and including 65%:	1,303	\$357,764,572.25	8.99%	10.71%
> 65%, up to and including 70%:	1,259	\$373,513,617.78	8.69%	11.18%
> 70%, up to and including 75%:	1,052	\$325,781,004.10	7.26%	9.75%
> 75%, up to and including 80%:	729	\$259,823,068.95	5.03%	7.78%
> 80%, up to and including 85%:	308	\$107,140,745.46	2.13%	3.21%
> 85%, up to and including 90%:	163	\$62,796,525.09	1.12%	1.88%
> 90%, up to and including 95%:	1	\$538,665.56	0.01%	0.02%
> 95%, up to and including 100%:	1	\$301,010.06	0.01%	0.01%
Total	14,493	\$3,341,104,074.02	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	1,016	\$16,152,753.53	7.01%	0.48%
> 5%, up to and including 10%:	553	\$44,771,303.29	3.82%	1.34%
> 10%, up to and including 15%:	658	\$81,010,364.90	4.54%	2.42%
> 15%, up to and including 20%:	918	\$141,634,553.22	6.33%	4.24%
> 20%, up to and including 25%:	1,028	\$193,383,316.82	7.09%	5.79%
> 25%, up to and including 30%:	1,274	\$258,685,081.41	8.79%	7.74%
> 30%, up to and including 35%:	1,311	\$292,027,225.16	9.05%	8.74%
> 35%, up to and including 40%:	1,306	\$326,897,442.28	9.01%	9.78%
> 40%, up to and including 45%:	1,253	\$331,691,965.57	8.65%	9.93%
> 45%, up to and including 50%:	1,105	\$309,663,018.26	7.62%	9.27%
> 50%, up to and including 55%:	1,087	\$319,422,101.62	7.50%	9.56%
> 55%, up to and including 60%:	878	\$279,360,359.17	6.06%	8.36%
> 60%, up to and including 65%:	705	\$240,271,280.85	4.86%	7.19%
> 65%, up to and including 70%:	567	\$196,614,646.31	3.91%	5.88%
> 70%, up to and including 75%:	372	\$136,359,706.46	2.57%	4.08%
> 75%, up to and including 80%:	244	\$91,970,780.87	1.68%	2.75%
> 80%, up to and including 85%:	113	\$40,836,745.23	0.78%	1.22%
> 85%, up to and including 90%:	58	\$23,023,839.52	0.40%	0.69%
> 90%, up to and including 95%:	25	\$8,767,734.98	0.17%	0.26%
> 95%, up to and including 100%:	13	\$5,322,040.25	0.09%	0.16%
> 100%, up to and including 105%:	3	\$1,249,574.90	0.02%	0.04%
> 105%, up to and including 110%:	2	\$305,914.40	0.01%	0.01%
> 110%:	4	\$1,682,325.02	0.03%	0.05%
Total	14,493	\$3,341,104,074.02	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	13,767	\$3,174,205,548.96	94.99%	95.00%
Unindexed Loans	726	\$166,898,525.06	5.01%	5.00%
Total	14,493	\$3,341,104,074.02	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,242	\$48,244,859.52	15.47%	1.44%
> A\$50,000, up to and including A\$100,000:	1,935	\$144,730,983.62	13.35%	4.33%
> A\$100,000, up to and including A\$150,000:	1,789	\$224,694,559.81	12.34%	6.73%
> A\$150,000, up to and including A\$200,000:	1,665	\$289,575,352.28	11.49%	8.67%
> A\$200,000, up to and including A\$250,000:	1,428	\$321,240,739.90	9.85%	9.61%
> A\$250,000, up to and including A\$300,000:	1,283	\$352,257,626.74	8.85%	10.54%
> A\$300,000, up to and including A\$350,000:	1,067	\$344,640,490.71	7.36%	10.32%
> A\$350,000, up to and including A\$400,000:	787	\$294,544,491.01	5.43%	8.82%
> A\$400,000, up to and including A\$450,000:	542	\$230,028,263.50	3.74%	6.88%
> A\$450,000, up to and including A\$500,000:	463	\$219,422,756.54	3.19%	6.57%
> A\$500,000, up to and including A\$550,000:	334	\$174,804,242.42	2.30%	5.23%
> A\$550,000, up to and including A\$600,000:	231	\$132,369,629.30	1.59%	3.96%
> A\$600,000, up to and including A\$650,000:	175	\$109,169,432.00	1.21%	3.27%
> A\$650,000, up to and including A\$700,000:	146	\$98,232,653.44	1.01%	2.94%
> A\$700,000, up to and including A\$750,000:	106	\$76,844,680.35	0.73%	2.30%
> A\$750,000, up to and including A\$800,000:	82	\$63,638,498.46	0.57%	1.90%
> A\$800,000, up to and including A\$850,000:	51	\$42,286,664.70	0.35%	1.27%
> A\$850,000, up to and including A\$900,000:	45	\$39,225,979.62	0.31%	1.17%
> A\$900,000, up to and including A\$950,000:	30	\$27,606,057.74	0.21%	0.83%
> A\$950,000, up to and including A\$1,000,000:	25	\$24,286,033.42	0.17%	0.73%
> A\$1,000,000, up to and including A\$1,100,000:	19	\$20,078,977.39	0.13%	0.60%
> A\$1,100,000, up to and including A\$1,200,000:	19	\$21,739,467.68	0.13%	0.65%
> A\$1,200,000, up to and including A\$1,300,000:	11	\$13,836,908.29	0.08%	0.41%
> A\$1,300,000, up to and including A\$1,400,000:	4	\$5,406,705.52	0.03%	0.16%
> A\$1,400,000, up to and including A\$1,500,000:	6	\$8,660,602.81	0.04%	0.26%
> A\$1,500,000:	8	\$13,537,417.25	0.06%	0.41%
Total	14,493	\$3,341,104,074.02	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	9	\$2,549,065.17	0.06%	0.08%
> 12 months, up to and including 18 months:	132	\$61,980,872.25	0.91%	1.86%
> 18 months, up to and including 24 months:	682	\$240,437,145.96	4.71%	7.20%
> 24 months, up to and including 30 months:	908	\$302,282,321.68	6.27%	9.05%
> 30 months, up to and including 36 months:	977	\$288,553,498.50	6.74%	8.64%
> 36 months, up to and including 48 months:	1,168	\$354,051,135.36	8.06%	10.60%
> 48 months, up to and including 60 months:	850	\$264,479,892.92	5.86%	7.92%
> 60 months:	9,767	\$1,826,770,142.18	67.39%	54.68%
Total	14,493	\$3,341,104,074.02	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	296	\$73,553,664.58	2.04%	2.20%
New South Wales	3,756	\$1,021,394,118.64	25.92%	30.57%
Northern Territory	51	\$11,159,798.73	0.35%	0.33%
Queensland	6,977	\$1,425,415,386.24	48.14%	42.66%
South Australia	390	\$74,014,631.44	2.69%	2.22%
Tasmania	144	\$30,586,837.14	0.99%	0.92%
Victoria	1,730	\$467,255,316.41	11.94%	13.99%
Western Australia	1,149	\$237,724,320.84	7.93%	7.12%
Total	14,493	\$3,341,104,074.02	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,622	\$792,657,926.69	24.99%	23.72%
Gold Coast	886	\$193,798,087.80	6.11%	5.80%
Sunshine Coast	525	\$121,458,160.15	3.62%	3.64%
Queensland - Other	1,944	\$317,501,211.60	13.41%	9.50%
Sydney Metropolitan	2,613	\$762,180,054.04	18.03%	22.81%
N.S.W. - Other	1,099	\$248,988,084.85	7.58%	7.45%
Australian Capital Territory	340	\$83,779,644.33	2.35%	2.51%
Melbourne Metropolitan	1,429	\$402,754,833.23	9.86%	12.05%
Victoria - Other	301	\$64,500,483.18	2.08%	1.93%
Perth Metropolitan	1,059	\$216,984,784.48	7.31%	6.49%
W.A. - Other	90	\$20,739,536.36	0.62%	0.62%
Adelaide Metropolitan	323	\$62,321,003.40	2.23%	1.87%
S.A. - Other	67	\$11,693,628.04	0.46%	0.35%
Darwin Metropolitan	44	\$9,888,806.27	0.30%	0.30%
N.T. - Other	7	\$1,270,992.46	0.05%	0.04%
Hobart Metropolitan	104	\$23,659,428.34	0.72%	0.71%
Tasmania - Other	40	\$6,927,408.80	0.28%	0.21%
Total	14,493	\$3,341,104,074.02	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	674	\$281,301,073.09	4.65%	8.42%
Principal and Interest	13,819	\$3,059,803,000.93	95.35%	91.58%
Total	14,493	\$3,341,104,074.02	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	200	\$19,504,329.30	1.38%	0.58%
Home Improvement	1,259	\$303,793,928.25	8.69%	9.09%
Other	2,142	\$396,524,303.60	14.78%	11.87%
Residential - Detached House	8,529	\$2,045,639,096.94	58.85%	61.23%
Residential - Duplex	7	\$2,295,242.19	0.05%	0.07%
Residential - Established Apartment/Unit/Flat	2,162	\$520,915,393.27	14.92%	15.59%
Residential - New Apartment/Unit/Flat	194	\$52,431,780.47	1.34%	1.57%
Total	14,493	\$3,341,104,074.02	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	11,155	\$2,605,968,218.24	76.97%	78.00%
QBE	3,071	\$701,348,995.79	21.19%	20.99%
QBE LMI Pool Insurance	267	\$33,786,859.99	1.84%	1.01%
Total	14,493	\$3,341,104,074.02	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	53	\$2,170,061.25	0.37%	0.06%
> 2026, up to and including 2031:	505	\$25,635,726.83	3.48%	0.77%
> 2031, up to and including 2036:	996	\$109,362,826.20	6.87%	3.27%
> 2036, up to and including 2041:	1,698	\$278,958,528.93	11.72%	8.35%
> 2041:	11,241	\$2,924,976,930.81	77.56%	87.55%
Total	14,493	\$3,341,104,074.02	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,631	\$477,270,285.79	11.25%	14.28%
Variable Rate	12,862	\$2,863,833,788.23	88.75%	85.72%
Total	14,493	\$3,341,104,074.02	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	1	\$435,280.00	0.06%	0.09%
2027	2	\$74,862.46	0.12%	0.02%
2028	4	\$331,747.90	0.25%	0.07%
2029	6	\$275,053.26	0.37%	0.06%
2030	9	\$610,112.78	0.55%	0.13%
2031	8	\$414,173.15	0.49%	0.09%
2032	7	\$912,789.03	0.43%	0.19%
2033	10	\$1,238,669.90	0.61%	0.26%
2034	15	\$1,684,915.75	0.92%	0.35%
2035	17	\$2,786,610.24	1.04%	0.58%
2036	24	\$3,929,603.26	1.47%	0.82%
2037	23	\$3,914,647.81	1.41%	0.82%
2038	21	\$2,913,513.33	1.29%	0.61%
2039	30	\$4,620,045.77	1.84%	0.97%
2040	28	\$5,417,430.00	1.72%	1.14%
2041	52	\$11,465,896.75	3.19%	2.40%
2042	71	\$15,498,449.59	4.35%	3.25%
2043	90	\$18,221,093.41	5.52%	3.82%
2044	89	\$21,517,274.12	5.46%	4.51%
2045	144	\$32,815,758.25	8.83%	6.88%
2046	178	\$47,024,519.63	10.91%	9.85%
2047	109	\$32,148,835.87	6.68%	6.74%
2048	88	\$27,683,788.66	5.40%	5.80%
2049	66	\$25,180,858.61	4.05%	5.28%
2050	101	\$38,086,913.16	6.19%	7.98%
2051	322	\$129,643,671.05	19.74%	27.16%
2052	106	\$44,544,561.90	6.50%	9.33%
2053	10	\$3,879,210.15	0.61%	0.81%
Total	1,631	\$477,270,285.79	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,152	\$360,555,469.38	7.95%	10.79%
> 4.50%, up to and including 5.00%:	57	\$15,747,287.05	0.39%	0.47%
> 5.00%, up to and including 5.50%:	140	\$34,112,877.98	0.97%	1.02%
> 5.50%, up to and including 6.00%:	224	\$72,541,842.05	1.55%	2.17%
> 6.00%, up to and including 6.50%:	6,185	\$1,594,794,584.42	42.68%	47.73%
> 6.50%, up to and including 7.00%:	3,863	\$849,947,931.86	26.65%	25.44%
> 7.00%, up to and including 7.50%:	1,577	\$257,357,796.31	10.88%	7.70%
> 7.50%, up to and including 8.00%:	753	\$95,214,971.49	5.20%	2.85%
> 8.00%, up to and including 8.50%:	277	\$38,199,523.49	1.91%	1.14%
> 8.50%, up to and including 9.00%:	226	\$20,253,490.66	1.56%	0.61%
> 9.00%:	39	\$2,378,299.33	0.27%	0.07%
Total	14,493	\$3,341,104,074.02	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,354	\$3,296,906,731.74	99.04%	98.68%
> 1 days, up to and including 31 days:	105	\$33,745,497.90	0.72%	1.01%
> 31 days, up to and including 61 days:	22	\$7,169,327.13	0.15%	0.21%
> 61 days, up to and including 90 days:	12	\$3,282,517.25	0.08%	0.10%
Total	14,493	\$3,341,104,074.02	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	165	\$63,747,486.85	1.14%	1.91%
Regulated Loans	14,328	\$3,277,356,587.17	98.86%	98.09%
Total	14,493	\$3,341,104,074.02	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	98	\$42,505,985.02	14.54%	15.11%
> 6 months, up to and including 12 months:	97	\$41,062,551.61	14.39%	14.60%
> 12 months, up to and including 24 months:	126	\$56,014,735.86	18.69%	19.91%
> 24 months, up to and including 36 months:	181	\$66,213,455.28	26.85%	23.54%
> 36 months, up to and including 48 months:	141	\$61,880,197.19	20.92%	22.00%
> 48 months, up to and including 60 months:	31	\$13,624,148.13	4.60%	4.84%
Total	674	\$281,301,073.09	100%	100%

Covered Bond Programme
Investor Report as at 30 June 2024

Bond Issuance	2016-2	2016-2 TAP	2016-2TAP2	2020-1	2022-1	2022-2	2023-1	2023-2
ISIN:	AU3CB0239267	AU3CB0239267	AU3CB0239267	AU3FN0053880	AU3FN0072617	AU3CB0293157	AU3FN0079406	AU3CB0300804
Issue Date:	24 Aug 2016	08 Dec 2016	24 Aug 2017	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
Currency:	AUD	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	\$350,000,000	\$100,000,000	\$150,000,000	\$750,000,000	\$550,000,000	\$200,000,000	\$800,000,000	\$200,000,000
Coupon Freq:	Semi-Annual	Semi-Annual	Semi-Annual	Quarterly	Quarterly	Semi-Annual	Quarterly	Semi-Annual
Coupon Rate:	3.25%	3.25%	3.25%	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
Legal Maturity:	24 Aug 2026	24 Aug 2026	24 Aug 2026	24 Apr 2025	17 Oct 2025	17 Oct 2025	12 Jul 2028	12 Jul 2028

Contact:	Daniel Hutchinson	Christian Graham
Phone:	+61 7 3362 4069	+61 7 3362 4032
Fax:	+61 7 3031 2163	+61 7 3031 2163
Mobile:	+61 431 278 507	+61 467 719 545
Email:	daniel.hutchinson@suncorp.com.au	christian.graham@suncorp.com.au

Website: <https://www.suncorp.com.au/about-us/investors/covered-bonds.html>