

Monthly Period	
Calculation Period Start Date:	01/03/2024
Calculation Period End Date:	31/03/2024
CBG Payment Date:	15/04/2024

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:	\$3,339,167,542.92
Number of Housing Loans:	14,583
Average Housing Loan Balance:	\$228,975.07
Maximum Housing Loan Balance:	\$1,988,846.47
Weighted Average Current Loan-to-Value Ratio:	56.17%
Highest Individual Current Loan-to-Value Ratio:	97.30%
Weighted Average Indexed Current Loan-to-Value Ratio:	47.06%
Percentage of Investment Property Loans:	29.87%
Percentage of Low Doc Loans:	0.00%
Weighted Average Mortgage Rate:	6.04%
Weighted Average Seasoning (Months):	72
Weighted Average Remaining Term to Maturity (Months):	272
Maximum Remaining Term to Maturity (Months):	351

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:	\$3,171,835,568.83
(a) LTV Adjusted Principal Balance:	\$3,329,006,928.40
(b) Asset Percentage Adjusted Outstanding Principal Balance:	\$3,171,835,568.83
B. Loan Principal Receipts:	\$61,340,649.14
C. Loan Advances:	\$0.00
D. Substitution Assets & Authorised Investments:	\$0.00
Z. Negative Carry:	\$0.00
Adjusted Aggregate Loan Amount:	\$3,233,176,217.97
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	\$133,176,217.97
Guarantee Loan	\$3,266,823,782.03
Total Intercompany Loan	\$3,400,000,000.00
Reserve Ledger	\$200,000.00

Collections

Revenue Receipts for the month:	\$13,681,579.00
Principal Receipts for the month:	\$61,058,550.79

Loan-to-Value Ratio Distribution - Unindexed	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	686	\$5,955,603.94	4.70%	0.18%
> 5%, up to and including 10%:	360	\$18,798,348.67	2.47%	0.56%
> 10%, up to and including 15%:	378	\$36,202,685.09	2.59%	1.08%
> 15%, up to and including 20%:	425	\$50,376,416.79	2.91%	1.51%
> 20%, up to and including 25%:	535	\$80,366,612.95	3.67%	2.41%
> 25%, up to and including 30%:	672	\$112,476,162.51	4.61%	3.37%
> 30%, up to and including 35%:	813	\$147,486,847.37	5.57%	4.42%
> 35%, up to and including 40%:	985	\$206,569,437.45	6.75%	6.19%
> 40%, up to and including 45%:	1,046	\$236,370,581.65	7.17%	7.08%
> 45%, up to and including 50%:	1,171	\$283,072,084.15	8.03%	8.48%
> 50%, up to and including 55%:	1,263	\$315,032,205.57	8.66%	9.43%
> 55%, up to and including 60%:	1,285	\$330,398,138.68	8.81%	9.89%
> 60%, up to and including 65%:	1,343	\$364,564,171.24	9.21%	10.92%
> 65%, up to and including 70%:	1,314	\$388,670,119.44	9.01%	11.64%
> 70%, up to and including 75%:	1,038	\$315,657,505.30	7.12%	9.45%
> 75%, up to and including 80%:	753	\$262,450,025.72	5.16%	7.86%
> 80%, up to and including 85%:	323	\$111,089,723.06	2.21%	3.33%
> 85%, up to and including 90%:	190	\$73,200,269.70	1.30%	2.19%
> 90%, up to and including 95%:	2	\$123,594.52	0.01%	0.00%
> 95%, up to and including 100%:	1	\$307,009.12	0.01%	0.01%
Total	14,583	\$3,339,167,542.92	100%	100%

Current Loan to Valuation Ratio - Indexed*	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 5%:	971	\$13,968,517.17	6.66%	0.42%
> 5%, up to and including 10%:	529	\$41,247,561.76	3.63%	1.24%
> 10%, up to and including 15%:	629	\$75,046,045.16	4.31%	2.25%
> 15%, up to and including 20%:	838	\$121,585,527.69	5.75%	3.64%
> 20%, up to and including 25%:	959	\$183,270,793.42	6.58%	5.49%
> 25%, up to and including 30%:	1,188	\$239,390,434.46	8.15%	7.17%
> 30%, up to and including 35%:	1,322	\$284,085,528.06	9.07%	8.51%
> 35%, up to and including 40%:	1,280	\$311,475,920.03	8.78%	9.33%
> 40%, up to and including 45%:	1,282	\$324,802,946.32	8.79%	9.73%
> 45%, up to and including 50%:	1,187	\$338,422,642.72	8.14%	10.13%
> 50%, up to and including 55%:	976	\$272,914,954.33	6.69%	8.17%
> 55%, up to and including 60%:	1,002	\$306,166,332.92	6.87%	9.17%
> 60%, up to and including 65%:	794	\$253,790,461.43	5.44%	7.60%
> 65%, up to and including 70%:	581	\$193,071,201.32	3.98%	5.78%
> 70%, up to and including 75%:	464	\$162,996,575.53	3.18%	4.88%
> 75%, up to and including 80%:	268	\$98,827,271.05	1.84%	2.96%
> 80%, up to and including 85%:	161	\$60,185,636.88	1.10%	1.80%
> 85%, up to and including 90%:	74	\$30,410,667.26	0.51%	0.91%
> 90%, up to and including 95%:	27	\$10,620,368.73	0.19%	0.32%
> 95%, up to and including 100%:	21	\$8,830,224.37	0.14%	0.26%
> 100%, up to and including 105%:	11	\$3,635,795.22	0.08%	0.11%
> 105%, up to and including 110%:	11	\$2,530,344.04	0.08%	0.08%
> 110%:	8	\$1,891,793.05	0.05%	0.06%
Total	14,583	\$3,339,167,542.92	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	13,831	\$3,166,241,416.28	94.84%	94.82%
Unindexed Loans	752	\$172,926,126.64	5.16%	5.18%
Total	14,583	\$3,339,167,542.92	100%	100%

Current Balance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including A\$50,000:	2,258	\$48,915,600.59	15.48%	1.46%
> A\$50,000, up to and including A\$100,000:	1,940	\$144,382,691.77	13.30%	4.32%
> A\$100,000, up to and including A\$150,000:	1,775	\$222,315,990.29	12.17%	6.66%
> A\$150,000, up to and including A\$200,000:	1,678	\$292,242,495.10	11.51%	8.75%
> A\$200,000, up to and including A\$250,000:	1,457	\$327,694,696.12	9.99%	9.81%
> A\$250,000, up to and including A\$300,000:	1,324	\$363,358,154.08	9.08%	10.88%
> A\$300,000, up to and including A\$350,000:	1,091	\$352,797,843.59	7.48%	10.57%
> A\$350,000, up to and including A\$400,000:	801	\$299,647,647.38	5.49%	8.97%
> A\$400,000, up to and including A\$450,000:	560	\$237,326,225.33	3.84%	7.11%
> A\$450,000, up to and including A\$500,000:	441	\$209,138,287.45	3.02%	6.26%
> A\$500,000, up to and including A\$550,000:	334	\$174,822,466.95	2.29%	5.24%
> A\$550,000, up to and including A\$600,000:	236	\$135,277,353.00	1.62%	4.05%
> A\$600,000, up to and including A\$650,000:	173	\$108,120,983.11	1.19%	3.24%
> A\$650,000, up to and including A\$700,000:	138	\$93,109,618.73	0.95%	2.79%
> A\$700,000, up to and including A\$750,000:	99	\$71,694,940.62	0.68%	2.15%
> A\$750,000, up to and including A\$800,000:	77	\$59,647,281.77	0.53%	1.79%
> A\$800,000, up to and including A\$850,000:	48	\$39,705,504.32	0.33%	1.19%
> A\$850,000, up to and including A\$900,000:	43	\$37,384,603.20	0.29%	1.12%
> A\$900,000, up to and including A\$950,000:	31	\$28,480,754.74	0.21%	0.85%
> A\$950,000, up to and including A\$1,000,000:	21	\$20,366,741.15	0.14%	0.61%
> A\$1,000,000, up to and including A\$1,100,000:	17	\$17,888,264.05	0.12%	0.54%
> A\$1,100,000, up to and including A\$1,200,000:	16	\$18,472,244.69	0.11%	0.55%
> A\$1,200,000, up to and including A\$1,300,000:	7	\$8,874,079.20	0.05%	0.27%
> A\$1,300,000, up to and including A\$1,400,000:	4	\$5,290,403.37	0.03%	0.16%
> A\$1,400,000, up to and including A\$1,500,000:	7	\$10,210,575.98	0.05%	0.31%
> A\$1,500,000:	7	\$12,002,096.34	0.05%	0.36%
Total	14,583	\$3,339,167,542.92	100%	100%

Seasoning Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 6 months, up to and including 12 months:	28	\$15,249,541.57	0.19%	0.46%
> 12 months, up to and including 18 months:	33	\$19,393,288.16	0.23%	0.58%
> 18 months, up to and including 24 months:	1,164	\$399,487,638.67	7.98%	11.96%
> 24 months, up to and including 30 months:	758	\$234,802,593.16	5.20%	7.03%
> 30 months, up to and including 36 months:	856	\$243,632,362.75	5.87%	7.30%
> 36 months, up to and including 48 months:	1,084	\$339,299,486.74	7.43%	10.16%
> 48 months, up to and including 60 months:	885	\$263,705,686.81	6.07%	7.90%
> 60 months:	9,775	\$1,823,596,945.06	67.03%	54.61%
Total	14,583	\$3,339,167,542.92	100%	100%

State Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Australian Capital Territory	295	\$76,734,380.50	2.02%	2.30%
New South Wales	3,758	\$1,004,034,846.77	25.77%	30.07%
Northern Territory	51	\$11,206,885.42	0.35%	0.34%
Queensland	7,042	\$1,437,150,894.68	48.29%	43.04%
South Australia	399	\$75,518,896.45	2.74%	2.26%
Tasmania	143	\$29,248,683.77	0.98%	0.88%
Victoria	1,735	\$462,786,807.37	11.90%	13.86%
Western Australia	1,160	\$242,486,147.96	7.95%	7.26%
Total	14,583	\$3,339,167,542.92	100%	100%

Regional Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Brisbane Metropolitan	3,650	\$796,100,167.40	25.03%	23.84%
Gold Coast	901	\$198,821,904.32	6.18%	5.95%
Sunshine Coast	525	\$121,449,530.33	3.60%	3.64%
Queensland - Other	1,966	\$320,779,292.63	13.48%	9.61%
Sydney Metropolitan	2,617	\$752,622,326.21	17.95%	22.54%
N.S.W. - Other	1,097	\$241,162,618.73	7.52%	7.22%
Australian Capital Territory	339	\$86,984,282.33	2.32%	2.60%
Melbourne Metropolitan	1,427	\$396,609,656.01	9.79%	11.88%
Victoria - Other	308	\$66,177,151.36	2.11%	1.98%
Perth Metropolitan	1,072	\$222,210,918.45	7.35%	6.65%
W.A. - Other	88	\$20,275,229.51	0.60%	0.61%
Adelaide Metropolitan	330	\$62,810,611.60	2.26%	1.88%
S.A. - Other	69	\$12,708,284.85	0.47%	0.38%
Darwin Metropolitan	44	\$9,926,984.03	0.30%	0.30%
N.T. - Other	7	\$1,279,901.39	0.05%	0.04%
Hobart Metropolitan	102	\$22,623,045.59	0.70%	0.68%
Tasmania - Other	41	\$6,625,638.18	0.28%	0.20%
Total	14,583	\$3,339,167,542.92	100%	100%

Repayment Category	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Interest Only	697	\$283,259,378.21	4.78%	8.48%
Principal and Interest	13,886	\$3,055,908,164.71	95.22%	91.52%
Total	14,583	\$3,339,167,542.92	100%	100%

Property Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Home Equity Purchase	207	\$19,292,434.48	1.42%	0.58%
Home Improvement	1,303	\$311,838,309.37	8.94%	9.34%
Other	2,211	\$407,440,127.33	15.16%	12.20%
Residential - Detached House	8,431	\$2,010,176,493.67	57.81%	60.20%
Residential - Duplex	6	\$1,324,389.79	0.04%	0.04%
Residential - Established Apartment/Unit/Flat	2,221	\$534,700,178.66	15.23%	16.01%
Residential - New Apartment/Unit/Flat	204	\$54,395,609.62	1.40%	1.63%
Total	14,583	\$3,339,167,542.92	100%	100%

Mortgage Insurance Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
No LMI	11,177	\$2,584,952,388.09	76.64%	77.41%
QBE	3,138	\$719,881,283.75	21.52%	21.56%
QBE LMI Pool Insurance	268	\$34,333,871.08	1.84%	1.03%
Total	14,583	\$3,339,167,542.92	100%	100%

Year of Maturity Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
> 2021, up to and including 2026:	57	\$2,372,742.50	0.39%	0.07%
> 2026, up to and including 2031:	524	\$26,734,780.69	3.59%	0.80%
> 2031, up to and including 2036:	1,025	\$113,064,730.59	7.03%	3.39%
> 2036, up to and including 2041:	1,726	\$288,065,948.15	11.84%	8.63%
> 2041:	11,251	\$2,908,929,340.99	77.15%	87.12%
Total	14,583	\$3,339,167,542.92	100%	100%

Interest Rate Type	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Fixed Rate	1,863	\$550,980,870.56	12.78%	16.50%
Variable Rate	12,720	\$2,788,186,672.36	87.22%	83.50%
Total	14,583	\$3,339,167,542.92	100%	100%

Fixed Rate Year of Maturity	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
2025	1	\$435,280.00	0.05%	0.08%
2027	2	\$82,841.98	0.11%	0.02%
2028	5	\$456,400.82	0.27%	0.08%
2029	9	\$489,404.26	0.48%	0.09%
2030	8	\$580,178.51	0.43%	0.11%
2031	8	\$466,399.96	0.43%	0.08%
2032	8	\$1,054,653.36	0.43%	0.19%
2033	14	\$1,741,717.44	0.75%	0.32%
2034	16	\$1,813,374.40	0.86%	0.33%
2035	18	\$2,930,341.59	0.97%	0.53%
2036	25	\$4,405,189.92	1.34%	0.80%
2037	26	\$4,750,075.01	1.40%	0.86%
2038	23	\$3,171,309.98	1.23%	0.58%
2039	36	\$6,229,766.99	1.93%	1.13%
2040	33	\$6,669,979.80	1.77%	1.21%
2041	54	\$12,421,262.65	2.90%	2.25%
2042	89	\$18,887,581.12	4.78%	3.43%
2043	103	\$21,493,825.19	5.53%	3.90%
2044	114	\$27,995,312.96	6.12%	5.08%
2045	163	\$37,133,229.92	8.75%	6.74%
2046	203	\$55,711,438.23	10.90%	10.11%
2047	129	\$39,502,305.63	6.92%	7.17%
2048	95	\$30,033,772.96	5.10%	5.45%
2049	96	\$36,681,383.69	5.15%	6.66%
2050	110	\$42,597,734.50	5.90%	7.73%
2051	334	\$132,451,554.13	17.93%	24.04%
2052	141	\$60,794,555.56	7.57%	11.03%
Total	1,863	\$550,980,870.56	100%	100%

Mortgage Rate Distribution	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 4.50%:	1,386	\$432,878,286.27	9.50%	12.96%
> 4.50%, up to and including 5.00%:	58	\$15,786,674.20	0.40%	0.47%
> 5.00%, up to and including 5.50%:	136	\$32,656,414.21	0.93%	0.98%
> 5.50%, up to and including 6.00%:	241	\$73,857,121.87	1.65%	2.21%
> 6.00%, up to and including 6.50%:	6,019	\$1,543,166,374.97	41.27%	46.21%
> 6.50%, up to and including 7.00%:	3,795	\$819,383,065.39	26.02%	24.54%
> 7.00%, up to and including 7.50%:	1,625	\$262,565,200.25	11.14%	7.86%
> 7.50%, up to and including 8.00%:	762	\$96,264,702.96	5.23%	2.88%
> 8.00%, up to and including 8.50%:	286	\$37,201,074.77	1.96%	1.11%
> 8.50%, up to and including 9.00%:	235	\$22,659,096.69	1.61%	0.68%
> 9.00%:	40	\$2,749,531.34	0.27%	0.08%
Total	14,583	\$3,339,167,542.92	100%	100%

Arrears Days	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Current	14,429	\$3,287,860,175.19	98.94%	98.46%
> 1 days, up to and including 31 days:	122	\$42,313,516.58	0.84%	1.27%
> 31 days, up to and including 61 days:	23	\$6,462,069.91	0.16%	0.19%
> 61 days, up to and including 90 days:	7	\$2,273,794.77	0.05%	0.07%
> 90 days:	2	\$257,986.47	0.01%	0.01%
Total	14,583	\$3,339,167,542.92	100%	100%

Uniform Consumer Credit Code Regulation	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Non-Regulated Loans	148	\$56,039,662.29	1.01%	1.68%
Regulated Loans	14,435	\$3,283,127,880.63	98.99%	98.32%
Total	14,583	\$3,339,167,542.92	100%	100%

Interest Only Remaining Period	Number of Loans	Current Balance Outstanding A\$	% By Number	% By Balance
Up to and including 6 months:	129	\$53,499,430.68	18.51%	18.89%
> 6 months, up to and including 12 months:	86	\$34,836,556.31	12.34%	12.30%
> 12 months, up to and including 24 months:	127	\$57,161,184.74	18.22%	20.18%
> 24 months, up to and including 36 months:	152	\$56,500,642.54	21.81%	19.95%
> 36 months, up to and including 48 months:	166	\$66,520,281.12	23.82%	23.48%
> 48 months, up to and including 60 months:	36	\$14,741,262.82	5.16%	5.20%
> 60 months:	1	\$20.00	0.14%	0.00%
Total	697	\$283,259,378.21	100%	100%

Covered Bond Programme
Investor Report as at 31 March 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

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