

FINAL TERMS

PROHIBITION OF SALES TO EEA RETAIL INVESTORS: The Covered Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (EEA). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, **MiFID II**); (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended, the **Insurance Distribution Directive**), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129. Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the **PRIIPs Regulation**) for offering or selling the Covered Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Covered Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS - The Covered Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (UK). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (**EUWA**); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (**FSMA**) and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (as amended, the **UK PRIIPs Regulation**) for offering or selling the Covered Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Covered Bonds or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

Notification Under Section 309B(1)(c) of the Securities and Futures Act 2001 (2020 Revised Edition) of Singapore (the SFA): In connection with Section 309B of the SFA and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the **SF (CMP) Regulations 2018**), the Issuer has determined, and hereby notifies all relevant persons (as defined in section 309A of the SFA), that the Covered Bonds are capital markets products other than "prescribed capital markets products" (as defined in the SF (CMP) Regulations) and "Specified Investment Products" (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

14 October 2022

Suncorp-Metway Limited

Legal Entity Identifier: JEBU6C6ITPD2YZ9N7F22

Issue of AS\$200,000,000 Fixed Rate Australian Domestic Covered Bonds Series 2022-2 due 17 October 2025 (Covered Bonds)

irrevocably and unconditionally guaranteed as to payment of principal and interest by Perpetual Corporate Trust Limited as trustee of the Suncorp Covered Bond Trust under the U.S.\$5 billion Global Covered Bond Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Australian Terms and Conditions set forth in the Offering Circular dated 23 March 2021 (**Offering Circular**). This document constitutes the final terms of the Covered Bonds described herein and must be read in conjunction with the Offering Circular. Full information on the Issuer, the Covered Bond Guarantor and the offer of the Covered Bonds is only available on the basis of the combination of this Final Terms and the Offering Circular. Copies of the Offering Circular are available free of charge to the public from the specified office of each of the Paying Agents.

1. (a) Issuer: Suncorp-Metway Limited (ABN 66 010 831 722)
- (b) Covered Bond Guarantor: Perpetual Corporate Trust Limited (ABN 99 000 341 533) as trustee of the Suncorp Covered Bond Trust (ABN 14 274 852 576)
- (c) Series Number: 2022-2
- (d) Tranche Number: 1
2. Specified Currency or Currencies: Australian Dollars (A\$)
3. Aggregate Principal Amount of Covered Bonds:
 - (a) Series: A\$200,000,000
 - (b) Tranche: A\$200,000,000
4. Issue Price: 99.928% of the Aggregate Principal Amount
5. Denominations: A\$100,000

In addition to the restrictions set out in Condition 3.4 (*General restrictions on transfer of Covered Bonds*), the minimum aggregate consideration for offers or transfers of the Covered Bonds outside Australia must be at

- least A\$200,000 or its equivalent in another currency.
6. (a) Issue Date: 17 October 2022
 - (b) Interest Commencement Date: Issue Date
 7. (a) Maturity Date: 17 October 2025
 - (b) Extended Due for Payment Date of Guaranteed Amounts corresponding to the Final Redemption Amount under the Covered Bond Guarantee: Interest Payment Date falling on or nearest to 17 October 2026 (*further particulars specified in paragraph 15 and 32(b) below*)
 8. Interest Basis: 4.85% per annum Fixed Rate payable semi-annually in arrear from, and including, the Issue Date to, but excluding, the Maturity Date (*further particulars specified in paragraph 14 below*).

Thereafter, 1 month BBSW + 0.88% per annum Floating Rate payable monthly in arrear from, and including, the Maturity Date to, but excluding, the Extended Due for Payment Date or, if earlier, the date on which the Covered Bonds are redeemed in full (*further particulars specified in paragraph 15 below*).
 9. Redemption/Payment Basis: Redemption at par

Soft Bullet Covered Bonds, subject to extension in accordance with Condition 6.2 (*Extended Due for Payment Date*).
 10. Change of Interest Basis or Redemption/Payment Basis: Applicable in accordance with paragraphs 14 and 15.

Interest will accrue on a Fixed Rate basis until the Maturity Date and on a 1 month BBSW Floating Rate basis thereafter.
 11. Put/Call Options: Not Applicable
 12. (a) Status of the Covered Bonds: Senior
 - (b) Status of the Covered Bond Guarantee: Senior
 13. Method of distribution: Syndicated

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. Fixed Rate Covered Bond provisions: Applicable from, and including, the Interest Commencement Date to, but excluding the Maturity Date
- (a) Rate of Interest: 4.85% per annum payable semi-annually in arrear on each Interest Payment Date
 - (b) Interest Payment Date(s): 17 April and 17 October in each year, commencing on 17 April 2023 , up to, and including, the Maturity Date (provided however that after the Maturity Date, the Interest Payment Date shall be monthly up to and including the Extended Due for Payment Date (if applicable, as set out in paragraph 15 below))
 - (c) Interest Period End Date(s): 17 April and 17 October in each year, commencing on 17 April 2023 , up to, and including, the Maturity Date
 - (d) Business Day Convention: Following Business Day Convention
 - (i) for Interest Payment Dates: Following Business Day Convention
 - (ii) for Interest Period End Dates: No Adjustment
 - (iii) for Maturity Date and Extended Due for Payment Date: No Adjustment
 - (iv) for any other date: Following Business Day Convention
 - (e) Additional Business Centre(s): Sydney, Australia
 - (f) Fixed Coupon Amount(s): \$2,425 per A\$100,000 in specified denomination
 - (g) Broken Amount(s): Not Applicable
 - (h) Day Count Fraction: RBA Bond Basis
 - (i) Accrual Feature: Not Applicable
 - (k) Other terms relating to the method of calculating interest for Fixed Rate Covered Bonds: Not Applicable
15. Floating Rate Covered Bond provisions: Applicable from, and including, the Maturity Date to the Extended Due for Payment Date

- (a) Rate of Interest: 1 month BBSW + the Margin payable monthly in arrear
- (b) Specified Period(s): The period from, and including, the Maturity Date to, but excluding, the first Extended Interest Payment Date and each successive period from, and including an Extended Interest Payment Date to, but excluding, the next succeeding Extended Interest Payment Date up to, and excluding, the Extended Due for Payment Date or, if earlier, the date on which the Covered Bonds are redeemed in full.
- (c) Interest Payment Dates: If applicable, the 17th calendar day of each month (**Extended Interest Payment Date**) commencing on 17 November 2025 to, and including, the Extended Due for Payment Date or, if earlier, the date on which the Covered Bonds are redeemed in full, subject to adjustment in accordance with the Business Day Convention specified in paragraph 15(d)
- (d) Business Day Convention: Modified Following Business Day Convention
- (i) for Interest Payment Dates: Modified Following Business Day Convention
- (ii) for Interest Period End Dates: Modified Following Business Day Convention
- (iii) for Maturity Date: Modified Following Business Day Convention
- (iv) for any other date: Modified Following Business Day Convention
- (e) Additional Business Centre(s): Sydney, Australia
- (f) Manner in which the Rate of Interest and Interest Amount are to be determined: Bank Bill Rate Determination (Condition 5.3 (*Floating Rate Covered Bond and Variable Interest Covered Bond provisions*) applies)
- (g) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Calculation Agent): The Issuer, unless and until the Calculation Agent commences providing calculation services following a request by the Covered Bond Guarantor or the Bond Trustee in accordance with the Australian Agency Agreement.
Term: 1 Month
- (h) Screen Rate Determination: Not Applicable
- (i) ISDA Determination: Not Applicable
- (j) Margin(s): + 0.88% per annum

- (k) Minimum Rate of Interest: Not Applicable
- (l) Maximum Rate of Interest: Not Applicable
- (m) Day Count Fraction: Actual/365 (Fixed)
- (n) Fallback provisions, rounding provisions, denominator and any other terms relating to the method of calculating interest on Floating Rate Covered Bonds, if different from those set out in the Terms and Conditions: Not Applicable
- (o) Accrual Feature: Not Applicable
- (p) Broken Amounts: Not Applicable
- 16. Zero Coupon Covered Bond provisions: Not Applicable
- 17. Variable Interest Covered Bond provisions: (other than Dual Currency Interest Covered Bonds): Not Applicable
- 18. Dual Currency Interest Covered Bond provisions: Not Applicable
- 19. Coupon Switch Option: Not Applicable

PROVISIONS RELATING TO REDEMPTION

- 20. Redemption at the option of the Issuer (Call): Not Applicable
- 21. Partial redemption (Call): Not Applicable
- 22. Redemption at the option of the Covered Bondholders (Put): Not Applicable
- 23. Automatic Redemption Option: Not Applicable
- 24. Final Redemption Amount of each Covered Bond: A\$100,000 per A\$100,000 specified denomination
- In cases where the Final Redemption Amount is Index Linked: Not Applicable
- 25. Early Redemption for Tax reasons:
 - (a) Early Redemption Amount (Tax) of each Covered Bond: Condition 6.3 (*Redemption for tax reasons*) will apply
 - (b) Date after which changes in law, etc. entitle Issuer to redeem: Issue Date

GENERAL PROVISIONS APPLICABLE TO THE COVERED BONDS

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| 26. | (a) Form of Covered Bonds: | Registered Covered Bonds:

Australian Domestic Covered Bonds (A\$200,000,000 face value) to be lodged in the Austraclear System (as defined in the Offering Circular) and registered in the name of Austraclear Limited. |
| | (b) Talons for future Coupons to be attached to Definitive Covered Bonds: | Not Applicable |
| | (c) Receipts to be attached to Instalment Covered Bonds which are Definitive Covered Bonds: | Not Applicable |
| | (d) Definitive Covered Bonds to be in ICMA or successor's format: | Not Applicable |
| | (e) Additional Exchange Events | Not Applicable |
| 27. | Events of Default (Condition 9): | |
| | Early Redemption Amount | Principal Amount Outstanding |
| 28. | New Global Covered Bond: | No |
| 29. | Details relating to Partly-Paid Covered Bonds: amount of each payment comprising the Issue Price and date on which each payment is to be made and consequences of failure to pay, including any right of the Issuer to forfeit the Covered Bonds and interest due on late payment: | Not Applicable |
| 30. | Details relating to Instalment Covered Bonds: | |
| | (a) Instalment Amount(s): | Not Applicable |
| | (b) Instalment Date(s): | Not Applicable |
| 31. | Notices: | Condition 14 (<i>Notices</i>) applies |
| 32. | Other terms or special conditions: | Applicable |
| | (a) Business Day: | For the purpose of this Series of Covered Bonds only, "Business Day" means a day (other than a Saturday or Sunday) on which commercial |

banks and foreign markets settle payments generally in Sydney, Australia only.

(b) Extended Due for Payment Date: Condition 6.2 (*Extended Due for Payment Date*) applies. In addition, in relation to this Series of Covered Bonds only:

(i) in Condition 1.2 (*Definitions*), the definition of “Extension Determination Date” shall be replaced with the following:

“**Extension Determination Date**” means, in respect of any Series of Covered Bonds, the date falling two Business Days after the expiry of ten days from (but excluding) the Maturity Date of such Series of Covered Bonds;”;

(ii) in the first paragraph of Condition 6.2 (*Extended Due for Payment Date*), the words “the Principal Paying Agent” shall be replaced with the words “Austraclear, the Registrar, the Bond Trustee and the Covered Bondholders of the relevant Series; and

(iii) the second paragraph of Condition 6.2 shall be deleted.

If an Extended Due for Payment Date applies in respect of any Covered Bonds that are held in the Austraclear System, the Austraclear System will require that each person in whose Security Record (as defined in the Austraclear Regulations) such a Covered Bond is recorded (**Austraclear Participant**) will be required to enter such dealings in the Austraclear System as are then required by the Austraclear System to give effect to the Extended Due for Payment Date (including all dealings as may be required to apply a different ISIN or other security identifier to the Covered Bonds if such a different ISIN or other security identifier is so required by the Austraclear System).

Failure of an Austraclear Participant to enter any such dealings will prevent subsequent payments in respect of the Covered Bonds from being effected through the Austraclear System. However, if any dealings are so required and there is a failure to enter any such dealings in a timely manner, the Registrar may take such action (including enter such dealings) on behalf of an Austraclear Participant as may be required at the applicable time.

Neither the Issuer nor the Covered Bond Guarantor is responsible for anything Austraclear or the Austraclear System does or omits to do with respect to the above.

DISTRIBUTION

33. (a) If syndicated, names and addresses of Managers: *Joint Lead Managers*
- Australia and New Zealand Banking Group Limited
(ABN 11 005 357 522)
ANZ Tower
242 Pitt Street
Sydney NSW 2000
Australia
- Citigroup Global Markets Australia Pty Ltd
(ABN 64 003 114 832)
Level 23
2 Park Street
Sydney NSW 2000
Australia
- Commonwealth Bank of Australia
(ABN 48 123 123 124)
Level 1, CBP South
11 Harbour Street
Sydney NSW 2000
Australia
- National Australia Bank Limited
(ABN 12 004 044 937)
Level 6
2 Carrington Street
Sydney NSW 2000
Australia
- Royal Bank of Canada
(ABN 86 076 940 880)
Level 59
25 Martin Place
Sydney NSW 2000
Australia
- (b) Date of Subscription Agreement: 14 October 2022
- (c) Stabilising Manager (if any): Not Applicable
34. (a) Terms and Conditions applicable: Australian Terms and Conditions of the Australian Domestic Covered Bonds

(b)	Governing Law:	New South Wales, Australia. The courts of New South Wales, Australia will have non-exclusive jurisdiction to settle any dispute arising from or connected with the Covered Bonds.
35.	If non-syndicated, name and address of Dealer:	Not Applicable
36.	U.S. Selling Restrictions:	Reg. S Compliance Category 2. TEFRA not applicable
37.	Non-exempt Offer:	Not Applicable
38.	Additional selling restrictions:	Not Applicable
39.	Additional U.S. Federal Income Tax Considerations:	Not Applicable
40.	Prohibition of Sales to EEA Retail Investors:	Applicable
41.	Prohibition of Sales to UK Retail Investors:	Applicable
42.	Additional ERISA considerations:	Not Applicable

PURPOSE OF FINAL TERMS

This Final Terms comprises the final terms of the Covered Bonds described herein pursuant to the U.S.\$5 billion Global Covered Bond Programme of Suncorp-Metway Limited and unconditionally and irrevocably guaranteed as to payments of interest and principal by Perpetual Corporate Trust Limited as trustee of the Suncorp Covered Bond Trust (the **Covered Bond Guarantor**) pursuant to the Covered Bond Guarantee which is secured over the Portfolio and the other assets of the Suncorp Covered Bond Trust. Recourse against the Covered Bond Guarantor under the Covered Bond Guarantee is limited to the Portfolio and the other assets of the Suncorp Covered Bond Trust.

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in this Final Terms. The Covered Bond Guarantor accepts responsibility for the information contained in paragraphs 1(b) and 12(b) (and those paragraphs only).

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING:

Not Applicable

2. RATINGS:

Ratings:

The Covered Bonds are expected to be rated:

Fitch: AAA

Moody's: Aaa

Fitch describes a credit rating of “AAA” in the following terms: “AAA' ratings denote the lowest expectation of default risk. They are assigned only in cases of exceptionally strong capacity for payment of financial commitments. This capacity is highly unlikely to be adversely affected by foreseeable events.” (Source: Fitch, <https://www.fitchratings.com/research/structure/red-finance/rating-definitions-21-03-2022>)
21 March 2022)

Moody's describes a credit rating of “Aaa” in the following terms: Obligations rated Aaa are judged to be of the highest quality, with minimal risk” (Source: Moody's, <https://ratings.moody.com/rating-definitions>, 3 October 2022)

A rating is not a recommendation by any rating organisation to buy, sell or hold Covered Bonds and may be subject to revision or withdrawal at any time by the assigning rating organisation.

3. COVERED BOND SWAP:

Covered Bond Swap Provider:

Suncorp-Metway Limited
(ABN 66 010 831 722)
Level 23
80 Ann Street
Brisbane Qld 4000
Australia

Nature of Covered Bond Swap:

Forward Starting

4. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE:

Save as discussed in *Subscription and Sale and Selling Restrictions*, so far as the Issuer is aware, no person involved in the offer of the Covered Bonds has an interest material to the offer.

5. **YIELD: (*Fixed Rate Covered Bonds only*)** Not Applicable
6. **OPERATIONAL INFORMATION:**
- (a) ISIN Code: AU3CB0293157
- (b) Common Code: 254740578
- (c) CMU Instrument Number: Not Applicable
- (d) Austraclear ID: MET136
- (e) WKN: Not Applicable
- (e) (insert here any other relevant codes such as CUSIP and CINS codes): Not Applicable
- (f) Any clearing system(s) other than DTC, Euroclear, Clearstream, Luxembourg, Austraclear or the CMU Service and the relevant identification number(s): Not Applicable
 On admission to the Austraclear System, interests in the Covered Bonds may also be traded on Euroclear and Clearstream, Luxembourg. The rights of a holder of interests held through either such Clearing System are subject to the rules and regulations for accountholders of such Clearing Systems and their respective nominees and the Austraclear Regulations. Neither the Issuer nor the Covered Bond Guarantor is responsible for the operation of any Clearing System, which are matters for the clearing institutions, their nominees, their participants and investors.
- (g) Delivery: Delivery against payment
- (h) Name and address of initial Paying Agent(s): Not Applicable
- (i) Names and addresses of additional Paying Agent(s) (if any): Not Applicable
- (j) Name and address of Australian Agent and Registrar: Austraclear Services Limited
 (ABN 28 003 284 419)
 20 Bridge Street
 Sydney NSW 2000
 Australia

7. RATING AGENCY INFORMATION:

There are references in this Final Terms to ratings. A rating is not a recommendation to buy, sell or hold securities, nor does it comment as to principal prepayments, market price or the suitability of securities for particular investors. A rating may be changed, suspended or withdrawn at any time by the relevant rating agency. No rating agency has been involved in the preparation of this Final Terms.

Credit ratings are for distribution only to a person (a) who is not a "retail client" within the meaning of section 761G of the Corporations Act 2001 of Australia and is also a sophisticated investor, professional investor or other investor in respect of whom disclosure is not required under Part 6D.2 or 7.9 of the Corporations Act 2001 of Australia, and (b) who is otherwise permitted to receive credit ratings in accordance with applicable law in any jurisdiction in which the person may be located. Anyone who is not such a person is not entitled to receive this Final Terms and anyone who receives this Final Terms must not distribute it to any person who is not entitled to receive it.

Moody's Investors Service Pty Limited and Fitch Australia Pty Ltd are not established in the European Union (the **EU**) or in the United Kingdom (the **UK**) and have not applied for registration under Regulation (EC) No. 1060/2009 (as amended) (the **EU CRA Regulation**) or under such regulation as it forms part of UK domestic law (the **UK CRA Regulation**). The ratings have been endorsed on an ongoing basis by Moody's Deutschland GmbH and Fitch Ratings Ireland Limited, respectively, pursuant to and in accordance with the EU CRA Regulation, and by Moody's Investors Service Limited and Fitch Ratings Limited, respectively, pursuant to and in accordance with the UK CRA Regulation, subject to transitional provisions that apply in certain circumstances whilst the registration application is pending. Moody's Deutschland GmbH and Fitch Ratings Ireland Limited are established in the EU and registered under the EU CRA Regulation and each of Moody's Investors Service Limited and Fitch Ratings Limited are established in the UK and registered under the UK CRA Regulation. As such, each of Moody's Deutschland GmbH and Fitch Ratings Ireland Limited is included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with the EU CRA Regulation (at <https://www.esma.europa.eu/supervision/credit-rating-agencies/risk>), and Moody's Investors Service Limited and Fitch Ratings Limited are included in the list of credit rating agencies published by the Financial Conduct Authority on its website in accordance with the UK CRA Regulation (at <https://www.fca.org.uk/firms/credit-rating-agencies>). The European Securities and Markets Authority has indicated that ratings issued in Australia which have been endorsed by Moody's Deutschland GmbH and Fitch Ratings Ireland Limited may be used in the EU by the relevant market participants. References in this Final Terms to Moody's Deutschland GmbH and Fitch Ratings Ireland Limited shall be construed accordingly.

The credit ratings of the Covered Bonds should be evaluated independently from similar ratings on other types of notes or securities.

8. ASSET LEVEL DISCLOSURE:

POOL STATISTICS AS AT 30 SEPTEMBER 2022

The statistical and other information contained in these Final Terms has been compiled by reference to the Mortgage Loans in the Portfolio as at 30 September 2022. Except as otherwise indicated, these tables have been prepared using the current balance as at 30 September 2022, which includes all principal and accrued interest for the Mortgage Loans in the Portfolio as at that date and may no longer

be a true reflection of the Portfolio. The following information does not include any New Loans sold into the Portfolio since 30 September 2022 and it does not reflect any redemption or sales out of the Portfolio since that date.

The characteristics of the Portfolio as at the relevant Issue Date are not expected to differ materially from the characteristics of the Portfolio as at 30 September 2022, however, it should be noted that Mortgage Loans may be removed from the Portfolio in the event that any such Mortgage Loans are repaid in full or do not comply with the terms of the Mortgage Sale Deed on or about the relevant sale date. The Seller may also choose, in certain circumstances, to repurchase any of the Mortgage Loans in accordance with the terms of the Mortgage Sale Deed. The Intercompany Loan Provider may require the retransfer or extinguishment of the Covered Bond Guarantor's interest in the Mortgage Loans as repayment in kind of the Demand Loan in accordance with the terms of the Intercompany Loan Agreement. Additionally, New Loans may be sold into the Portfolio from time to time. Any such sales will be made in accordance with the Mortgage Sale Deed and subject to compliance with the Eligibility Criteria. This information is provided for information purposes only.

The tables below show details of the Mortgage Loans included in the Portfolio and stratify the Portfolio by reference to either Mortgage Account or Mortgage Loan as appropriate. A Mortgage Account represents the total of all Mortgage Loans secured on a single property. Columns stating percentage amounts may not add up to 100% due to rounding.

Suncorp Covered Bond Trust

Pool Details

Mortgage Backed Pass-Through Floating Rate Securities

Mortgage Pool Details As At 30 Sep 2022

Summary Information

Total Current Balance:	\$3,057,798,045.03
Total Number of Loans:	14267
Average Current Balance:	\$214,326.63
Highest Current Balance:	\$1,857,477.64
Scheduled Monthly Payments:	\$17,621,050.59
Scheduled Balance: Average LVR:	59.11%
Weighted Average LVR:	61.37%
Current Balance: Average LVR:	51.31%
Weighted Average LVR:	57.67%
Average Seasoning (Months):	76
Weighted Average Seasoning (Months):	69
Average Remaining Loan Term (Months):	260
Weighted Average Remaining Term (Months):	276
Maximum Remaining Term (Months):	349
Weighted Average Variable Rate:	5.0031%
Weighted Average Fixed Rate:	2.5905%
Weighted Average Rate on All Loans:	4.4451%
Percentage (by value) of "Owner Occupied" Loans:	76.46%
Percentage (by value) of Metropolitan Securities:	72.06%
Percentage (by value) Mortgage Insured Primary:	22.96%
Percentage (by value) of Variable Rate Loans:	76.87%
Percentage (by value) of Interest Only Loans:	6.65%

Scheduled Balance-to-Valuation-Ratio	Number of Loans		Scheduled Balance		Av. Sched. Balance
	#	%	A\$	%	
<= 25%	649	4.55%	\$ 89,739,758.57	2.53%	\$ 138,273.90
> 25% and <= 30%	374	2.62%	\$ 73,155,929.30	2.06%	\$ 195,604.09
> 30% and <= 35%	482	3.38%	\$ 96,933,777.64	2.73%	\$ 201,107.42
> 35% and <= 40%	658	4.61%	\$ 146,076,505.99	4.12%	\$ 222,000.77
> 40% and <= 45%	806	5.65%	\$ 185,960,410.29	5.24%	\$ 230,720.11
> 45% and <= 50%	1,013	7.10%	\$ 247,544,648.97	6.97%	\$ 244,367.87
> 50% and <= 55%	1,200	8.41%	\$ 282,972,217.84	7.97%	\$ 235,810.18
> 55% and <= 60%	1,431	10.03%	\$ 355,566,117.10	10.02%	\$ 248,473.88
> 60% and <= 65%	1,630	11.42%	\$ 421,037,028.53	11.86%	\$ 258,304.93
> 65% and <= 70%	1,903	13.34%	\$ 491,082,442.50	13.84%	\$ 258,056.99
> 70% and <= 75%	1,806	12.66%	\$ 497,907,464.00	14.03%	\$ 275,696.27
> 75% and <= 80%	1,386	9.71%	\$ 376,725,133.15	10.61%	\$ 271,807.46
> 80% and <= 85%	617	4.32%	\$ 177,121,000.24	4.99%	\$ 287,068.07
> 85% and <= 90%	305	2.14%	\$ 104,971,259.12	2.96%	\$ 344,168.06
> 90% and <= 95%	4	0.03%	\$ 1,829,648.28	0.05%	\$ 457,412.07
> 95%	3	0.02%	\$ 669,649.86	0.02%	\$ 223,216.62
Total	14,267	100.00%	\$ 3,549,292,991.38	100.00%	\$ 248,776.41

Current LVR	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
<= 25%	1,905	13.35%	\$ 145,549,183.52	4.76%	\$ 76,403.77
> 25% and <= 30%	575	4.03%	\$ 91,512,314.78	2.99%	\$ 159,151.85
> 30% and <= 35%	679	4.76%	\$ 119,403,409.04	3.90%	\$ 175,851.85
> 35% and <= 40%	807	5.66%	\$ 157,776,390.02	5.16%	\$ 195,509.78
> 40% and <= 45%	1,008	7.07%	\$ 209,784,420.37	6.86%	\$ 208,119.46
> 45% and <= 50%	1,132	7.93%	\$ 241,355,463.74	7.89%	\$ 213,211.54
> 50% and <= 55%	1,245	8.73%	\$ 280,865,208.01	9.19%	\$ 225,594.54
> 55% and <= 60%	1,331	9.33%	\$ 316,465,504.58	10.35%	\$ 237,765.22
> 60% and <= 65%	1,391	9.75%	\$ 344,841,945.09	11.28%	\$ 247,909.38
> 65% and <= 70%	1,552	10.88%	\$ 393,052,563.77	12.85%	\$ 253,255.52
> 70% and <= 75%	1,080	7.57%	\$ 290,769,095.53	9.51%	\$ 269,230.64
> 75% and <= 80%	936	6.56%	\$ 262,968,607.15	8.60%	\$ 280,949.37
> 80% and <= 85%	414	2.90%	\$ 126,217,465.24	4.13%	\$ 304,873.10
> 85% and <= 90%	206	1.44%	\$ 74,503,987.83	2.44%	\$ 361,669.84
> 90% and <= 95%	6	0.04%	\$ 2,732,486.36	0.09%	\$ 455,414.39
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Current Loan Balance	Number of Loans		Current Balance		Average LVR
	#	%	A\$	%	
<= \$50,000	2,022	14.17%	\$ 46,692,168.50	1.53%	40.81%
> \$50,000 and <= \$100,000	2,050	14.37%	\$ 154,242,428.45	5.04%	45.15%
> \$100,000 and <= \$200,000	3,737	26.19%	\$ 560,892,927.59	18.34%	50.86%
> \$200,000 and <= \$300,000	2,834	19.86%	\$ 700,038,054.10	22.89%	57.54%
> \$300,000 and <= \$400,000	1,813	12.71%	\$ 623,543,254.80	20.39%	60.64%
> \$400,000 and <= \$500,000	943	6.61%	\$ 419,298,114.58	13.71%	62.92%
> \$500,000 and <= \$600,000	439	3.08%	\$ 239,648,581.30	7.84%	62.90%
> \$600,000 and <= \$700,000	216	1.51%	\$ 139,370,090.96	4.56%	62.49%
> \$700,000 and <= \$750,000	70	0.49%	\$ 50,500,331.08	1.65%	60.87%
> \$750,000	143	1.00%	\$ 123,572,093.67	4.04%	61.73%
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	57.67%

Seasoning	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
> 6 months and <= 12 months	72	0.50%	\$ 19,903,505.86	0.65%	\$ 276,437.58
> 12 months and <= 18 months	553	3.88%	\$ 149,012,140.34	4.87%	\$ 269,461.37
> 18 months and <= 24 months	297	2.08%	\$ 89,205,101.13	2.92%	\$ 300,353.88
> 24 months and <= 30 months	376	2.64%	\$ 112,692,257.04	3.69%	\$ 299,713.45
> 30 months and <= 36 months	292	2.05%	\$ 92,621,076.21	3.03%	\$ 317,195.47
> 36 months and <= 48 months	1,052	7.37%	\$ 277,700,381.60	9.08%	\$ 263,973.75
> 48 months and <= 60 months	2,113	14.81%	\$ 517,999,178.59	16.94%	\$ 245,148.69
> 60 months	9,512	66.67%	\$ 1,798,664,404.26	58.82%	\$ 189,094.24
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Location of Security Properties	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
QLD - Brisbane Metropolitan	3,537	24.79%	\$ 727,690,921.82	23.80%	\$ 205,736.76
QLD - Gold Coast	951	6.67%	\$ 194,563,869.72	6.36%	\$ 204,588.72
QLD - Sunshine Coast	490	3.43%	\$ 103,888,915.39	3.40%	\$ 212,018.19
QLD - Non-metropolitan	1,742	12.21%	\$ 267,525,667.05	8.75%	\$ 153,573.86
NSW - Sydney Metropolitan	2,860	20.05%	\$ 781,450,321.61	25.56%	\$ 273,234.38
NSW - Non-metropolitan	1,028	7.21%	\$ 207,053,231.22	6.77%	\$ 201,413.65
ACT - Metropolitan	327	2.29%	\$ 73,902,475.12	2.42%	\$ 226,001.45
VIC - Melbourne Metropolitan	1,332	9.34%	\$ 319,250,441.25	10.44%	\$ 239,677.51
VIC - Non-metropolitan	263	1.84%	\$ 49,162,193.59	1.61%	\$ 186,928.49
WA - Perth Metropolitan	1,119	7.84%	\$ 224,497,957.46	7.34%	\$ 200,623.73
WA - Non-metropolitan	83	0.58%	\$ 16,055,364.38	0.53%	\$ 193,438.13
SA - Adelaide Metropolitan	303	2.12%	\$ 49,605,673.30	1.62%	\$ 163,715.09
SA - Non-metropolitan	52	0.36%	\$ 8,441,282.81	0.28%	\$ 162,332.36
NT - Darwin Metropolitan	51	0.36%	\$ 11,242,132.62	0.37%	\$ 220,433.97
NT - Non-metropolitan	16	0.11%	\$ 3,146,459.42	0.10%	\$ 196,653.71
TAS - Hobart Metropolitan	81	0.57%	\$ 15,738,110.73	0.51%	\$ 194,297.66
TAS - Non-metropolitan	32	0.22%	\$ 4,583,027.54	0.15%	\$ 143,219.61
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Repayment Category	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
Interest Only	567	3.97%	\$ 203,359,461.10	6.65%	\$ 358,658.66
Principal and Interest	13,700	96.03%	\$ 2,854,438,583.93	9.33%	\$ 208,353.18
Total	14,267	100.00%	\$ 3,057,798,045.03	10000.00%	\$ 214,326.63

Loan Purpose	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
Construction	589	4.13%	\$ 165,487,970.91	5.41%	\$ 280,964.30
Equity Takeout	1,112	7.79%	\$ 176,456,449.31	5.77%	\$ 158,683.86
Home Improvement	48	0.34%	\$ 11,238,113.42	0.37%	\$ 234,127.36
Purchase Existing Property	5,749	40.30%	\$ 1,275,650,603.29	41.72%	\$ 221,890.87
Purchase New Property	159	1.11%	\$ 36,845,106.82	1.20%	\$ 231,730.23
Refinance	5,521	38.70%	\$ 1,163,213,613.14	38.04%	\$ 210,688.94
Refinance - Equity Takeout	1,061	7.44%	\$ 225,630,968.05	7.38%	\$ 212,658.78
Refinance - Home Improvement	27	0.19%	\$ 3,222,720.09	0.11%	\$ 119,360.00
Unknown	1	0.01%	\$ 52,500.00	0.00%	\$ 52,500.00
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Mortgage Insurer	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
QBELMI	3,080	21.59%	\$ 701,971,869.50	22.96%	\$ 227,912.94
No LMI	11,187	78.41%	\$ 2,355,826,175.53	77.04%	\$ 210,586.05
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Remaining Loan Term	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
<= 5 years	139	0.97%	\$ 6,075,872.74	0.20%	\$ 43,711.31
> 5 years and <= 10 years	546	3.83%	\$ 40,777,395.33	1.33%	\$ 74,683.87
> 10 years and <= 15 years	1,042	7.30%	\$ 140,076,178.55	4.58%	\$ 134,430.11
> 15 years and <= 20 years	1,982	13.89%	\$ 355,671,714.09	11.63%	\$ 179,450.92
> 20 years and <= 25 years	6,925	48.54%	\$ 1,474,263,032.61	48.21%	\$ 212,889.97
> 25 years and <= 30 years	3,633	25.46%	\$ 1,040,933,851.71	34.04%	\$ 286,521.84
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Product Codes	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
Fixed Rate	2,432	17.05%	\$ 707,149,979.54	23.13%	\$ 290,768.91
Variable Rate	11,835	82.95%	\$ 2,350,648,065.49	76.87%	\$ 198,618.34
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Remaining Fixed Rate Term	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
<= 12 months	1,244	51.15%	\$ 366,244,530.43	51.79%	\$ 294,408.79
> 12 months and <= 24 months	767	31.54%	\$ 224,453,895.69	31.74%	\$ 292,638.72
> 24 months and <= 36 months	327	13.45%	\$ 89,798,080.77	12.70%	\$ 274,611.87
> 36 months and <= 48 months	45	1.85%	\$ 13,248,932.68	1.87%	\$ 294,420.73
> 48 months	49	2.01%	\$ 13,404,539.97	1.90%	\$ 273,562.04
Total	2,432	100.00%	\$ 707,149,979.54	100.00%	\$ 290,768.91

Mortgage Rate Distribution	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
Up to and including 4.50%:	3,597	25.21%	\$ 1,009,396,688.46	33.01%	\$ 280,621.82
> 4.50%, up to and including 5.00%:	5,198	36.43%	\$ 1,083,281,961.17	35.43%	\$ 208,403.61
> 5.00%, up to and including 5.50%:	3,258	22.84%	\$ 616,472,164.76	20.16%	\$ 189,217.98
> 5.50%, up to and including 6.00%:	1,392	9.76%	\$ 228,983,274.21	7.49%	\$ 164,499.48
> 6.00%, up to and including 6.50%:	478	3.35%	\$ 79,388,836.98	2.60%	\$ 166,085.43
> 6.50%, up to and including 7.00%:	294	2.06%	\$ 35,243,472.94	1.15%	\$ 119,875.76
> 7.00%, up to and including 7.50%:	44	0.31%	\$ 3,612,926.88	0.12%	\$ 82,111.97
> 7.50%, up to and including 8.00%:	6	0.04%	\$ 1,418,719.63	0.05%	\$ 236,453.27
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Days in Arrears	Number of Loans		Current Balance		Instalment Amount	% of Balance
	#	%	A\$	%		
0 days	14,184	99.42%	\$ 3,032,646,431.55	99.18%	\$ 17,472,505.00	0.571%
> 0 days and <= 30 days	68	0.48%	\$ 20,586,497.50	0.67%	\$ 121,914.27	0.004%
> 30 days and <= 60 days	12	0.08%	\$ 3,527,369.00	0.12%	\$ 18,964.05	0.001%
> 60 days and <= 90 days	3	0.02%	\$ 1,037,746.98	0.03%	\$ 7,667.27	0.000%
Total	14267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 17,621,050.59	0.576%

Regulated by Credit Code	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
Regulated Loans	14,125	99.00%	\$ 3,019,184,035.67	98.74%	\$ 213,747.54
Non-Regulated Loans	142	1.00%	\$ 38,614,009.36	1.26%	\$ 271,929.64
Total	14,267	100.00%	\$ 3,057,798,045.03	100.00%	\$ 214,326.63

Remaining Interest Only Period	Number of Loans		Current Balance		Average Balance
	#	%	A\$	%	
Up to and including 6 months:	136	23.99%	\$ 46,563,914.29	22.90%	\$ 342,381.72
> 6 months, up to and including 12 months:	71	12.52%	\$ 25,820,197.35	12.70%	\$ 363,664.75
> 12 months, up to and including 24 months:	135	23.81%	\$ 50,563,288.57	24.86%	\$ 374,542.88
> 24 months, up to and including 36 months:	86	15.17%	\$ 32,704,420.83	16.08%	\$ 380,283.96
> 36 months, up to and including 48 months:	69	12.17%	\$ 23,018,215.66	11.32%	\$ 333,597.33
> 48 months, up to and including 60 months:	70	12.35%	\$ 24,689,424.40	12.14%	\$ 352,706.06
Total	567	100.00%	\$ 203,359,461.10	100.00%	\$ 358,658.66

Signed on behalf of the Issuer:



By: Maddalena Gowing

Duly authorised



By: Simon Lewis

Duly authorised

Signed on behalf of the Covered Bond
Guarantor:

By:

Duly authorised

Signed on behalf of the Issuer:

By: Maddalena Gowing

Duly authorised

By: Simon Lewis

Duly authorised

Signed on behalf of the Covered Bond
Guarantor:



By:

Duly authorised

Eugene Tee
Senior Transaction Manager