

REDS Series 2024-1 Trust Monthly Investor Report



Monthly Investment Report as at 20 May 2026

Summary

Trust: Series 2024-1 REDS Trust ("the Series Trust")
 Collection Period end date: 30 Apr 2026
 Payment Date: 20 May 2026
 Issuer and Trustee: Perpetual Trustee Company Limited (ABN 42 000 001 007) ATO SERIES 2024-1 REDS TRUST
 Joint Lead Managers: Australia and New Zealand Banking Group (ABN 11 005 357 522) ("ANZ")
 Commonwealth Bank of Australia (ABN 48 123 123 124) ("CBA")
 MUFG Securities Americas Inc. (ARBN 612 562 008) ("MUFG")
 National Australia Bank Limited (ABN 12 004 044 937) ("NAB")
 Arranger: NAB
 Manager: B.Q.L. Management Pty Ltd (ABN 87 081 052 342)
 Security Trustee: P.T. Limited (ABN 67 004 454 666)
 Servicer: Bank of Queensland Limited (ABN 32 009 656 740) ("BOQ")
 Liquidity Facility Provider: BOQ
 Redraw Facility Provider: BOQ
 Standby Swap Provider: NAB
 Basis Swap Provider and Fixed Rate Swap Provider: BOQ
 Closing Date: 05 March 2024
 Legal Final Maturity Date: The Payment Date falling in March 2056

Security Classes

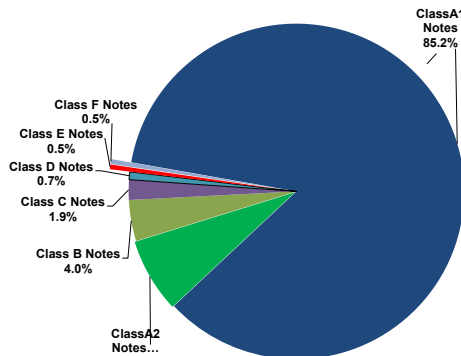
Class Name :	A1 Notes	A2 Notes	B Notes	C Notes	D Notes	E Notes	F Notes
ISIN / Common Code:	AU3FN0084638 / 276115731	AU3FN0084646 / 276115740	AU3FN0084653 / 276115758	AU3FN0084661 / 276115766	AU3FN0084679 / 276115774	AU3FN0084687 / 276115782	AU3FN0084695 / 276115804
Rating Agency:	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch
Expected Ratings:	AAA(sf)/AAAsf2	AAA(sf)/AAAsf2	AA(sf)/NR ³	A(sf)/NR ³	BBB(sf)/NR ³	BB(sf)/NR ³	NR/NR
Denomination:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	920,000,000.00	39,000,000.00	21,500,000.00	10,500,000.00	4,000,000.00	2,500,000.00	2,500,000.00
Interest Rate:	BBSW (1 month) + Class Margin +	BBSW (1 month) + Class Margin +	BBSW (1 month) + Class	BBSW (1 month) + Class	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin
Class Margin:	1.10%	1.40%	1.85%	2.35%	2.90%	5.00%	6.25%
Expected Average Life:	2.7 years	4.8 years	4.8 years	4.8 years	4.8 years	4.8 years	4.8 years
Interest frequency:	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through

Pool Details

Number of Loans	3,488
Average Loan Size	152,379
Maximum Loan Size	1,043,526
Weighted Average LVR	51.60%
Maximum LVR	90.65%
WA Seeding (months)	92
WA Term to Maturity (years)	20
Full Documentation Loans	100.00%
WA Interest Rate	6.27%

Note Factors as at 20 May 2026

Bond Factor	0.53149858
Class A1 Notes	0.49075933
Class A2 Notes	1.00000000
Class B Notes	1.00000000
Class C Notes	1.00000000
Class D Notes	1.00000000
Class E Notes	1.00000000
Class F Notes	1.00000000



Portfolio Structure					
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt 20 Apr 2026 20 May 2026	Current Interest Rate 20 Apr 2026 20 May 2026
Class A1 Notes	462,240,739.80	10,742,155.16	451,498,584.64	1,983,202.74	5.220%
Class A2 Notes	39,000,000.00	-	39,000,000.00	176,942.47	5.520%
Class B Notes	21,500,000.00	-	21,500,000.00	105,497.26	5.970%
Class C Notes	10,500,000.00	-	10,500,000.00	55,836.99	6.470%
Class D Notes	4,000,000.00	-	4,000,000.00	23,079.45	7.020%
Class E Notes	2,500,000.00	-	2,500,000.00	18,739.73	9.120%
Class F Notes	2,500,000.00	-	2,500,000.00	21,308.22	10.370%
*Principal Drawdown			0.00		
Total Portfolio	542,240,740	10,742,155	531,498,585	2,384,607	
Net economic interest of not less than 5% in accordance with the provisions of Article 6(1) of Regulation (EU) 2017/2402 (EU Securitisation Regulation) and Article 6(1) of Regulation (EU) 2017/2402 as it forms part of domestic law of the UK by virtue of the European Union (Withdrawal) Act 2018 (UK Securitisation Regulation). For pool stratification please refer to Appendix 1.					
			\$ 29,083,472	5.47%	
Principal Collections & Prepayment Analysis					
	Monthly 31 Mar 2026 to 30 Apr 2026	Quarterly 28 Feb 2026 to 30 Apr 2026	Since inception 05 March 2024 to 30 Apr 2026		
Repayment Analysis					
Balance @ Determination Date Substitution	542,240,740	562,933,640	1,000,000,000		
Scheduled Repayments	(2,907,508)	(9,046,210)	(100,756,362)		
Prepayments	(9,870,712)	(28,218,136)	(438,254,202)		
Redraw Advances	2,036,065	5,829,290	70,509,148		
Principal Draws / (Repayment of Principal Draws)	-	-	(0)		
Closing Balance	531,498,585	531,498,585	531,498,585		
CPR	16.10%	15.14%	20.39%		
SMM	1.45%	1.36%	1.88%		



Current Position

Geographical Location

VIC	- Inner City	1,105,154	0%
	- Metro	149,643,588	28%
NSW	- Non Metro	24,166,420	5%
	- Inner City	38,862	0%
QLD	- Metro	82,710,563	16%
	- Non Metro	32,328,941	6%
SA	- Inner City	615,721	0%
	- Metro	81,049,695	15%
WA	- Non Metro	11,800,020	2%
	- Inner City	499,202	0%
TAS	- Metro	24,099,577	5%
	- Non Metro	4,417,961	1%
NT	- Metro	356,046	0%
	- Non Metro	67,621,204	13%
ACT	- Metro	8,624,292	2%
	- Non Metro	764,231	0%
ACT	- Metro	16,332,392	3%
	- Non Metro	5,995,799	1%
ACT	- Metro	2,669,230	1%
	- Non Metro	171,568	0%
ACT	- Metro	16,488,120	3%
	- Non Metro	-	0%
TOTAL		531,498,585	100%

Loan Purpose

Refinance	241,045,272	45%
Renovation	-	0%
Property Purchase	201,569,095	38%
Construction	53,700,946	10%
Equity Release	35,183,271	7%
TOTAL	531,498,585	100%

Loan Term

<=5 yrs	534	0%
>5 & <=10yrs	813,162	0%
>10 & <=15yrs	8,297,332	2%
>15 & <=20yrs	24,714,913	5%
>20 & <=25yrs	69,880,870	13%
>25yrs	427,792,842	80%
TOTAL	531,498,585	100%

Owner/Investment split

Owner Occupied	454,912,768	86%
Investment	76,585,816	14%
TOTAL	531,498,585	100%

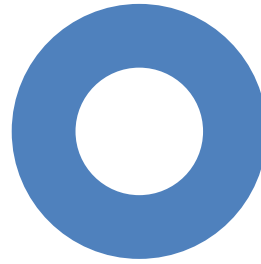
Interest Rate Exposure

> 8.00%	38,189,687	7%
> 7.00% & <= 8.00%	29,556,336	6%
> 6.00% & <= 7.00%	168,109,540	32%
> 5.00% & <= 6.00%	292,671,473	54%
<= 5.00%	2,971,549	1%
TOTAL	531,498,585	100%

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	362,592	0%
>85% & <= 90%	3,852,706	1%
>80% & <= 85%	22,372,602	4%
>75% & <= 80%	31,805,673	6%
>70% & <= 75%	40,545,018	8%
>65% & <= 70%	38,354,513	7%
>60% & <= 65%	54,429,382	10%
>55% & <= 60%	50,337,385	9%
>50% & <= 55%	69,301,296	13%
>45% & <= 50%	44,044,522	8%
>40% & <= 45%	36,081,783	7%
>35% & <= 40%	30,987,737	6%
>30% & <= 35%	28,549,678	5%
>25% & <= 30%	25,720,096	5%
<=25%	54,753,604	10%
TOTAL	531,498,585	100%

Geographical Location



Loan Security

House	443,476,197	83%
Land	-	0%
Apartment	43,422,047	8%
Unit	21,259,597	4%
Townhouse	20,016,806	4%
Other	3,323,938	1%
TOTAL	531,498,585	100%

Interest Option

Variable	509,765,410	96%
Fixed <3 years	21,733,174	4%
Fixed >3 years	-	0%
TOTAL	531,498,585	100%

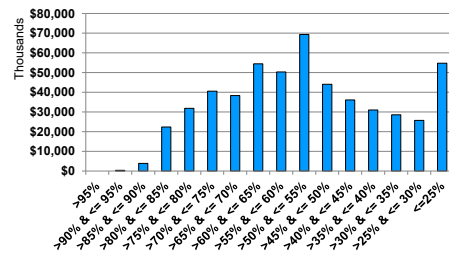
Mortgage Insurance

Helia	64,477,024	12%
Uninsured	382,383,673	72%
QBE	84,637,887	16%
Dual Insured	-	0%
TOTAL	531,498,585	100%

Loan Size

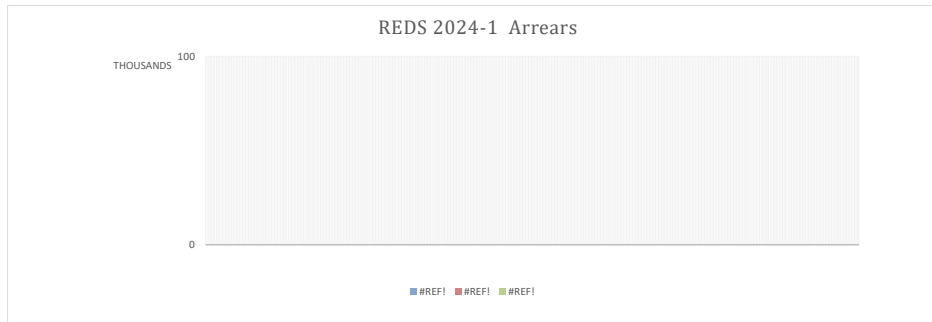
>\$250,000	341,906,746	65%
>\$200,000 & <=\$250,000	50,869,482	10%
>\$150,000 & <=\$200,000	44,916,058	8%
>\$100,000 & <=\$150,000	43,109,295	8%
>\$50,000 & <=\$100,000	33,753,094	6%
<=\$50,000	16,943,910	3%
TOTAL	531,498,585	100%

Loan to Value Ratio



Arrears

	30 Apr 2026	31 Mar 2026	28 Feb 2026
30-59 days			
Number of loans	15	11	11
Outstanding Balance (\$)	3,857,211	3,788,385	3,085,986
% of Pool Outstanding Balance	0.73%	0.70%	0.56%
60-89 days			
Number of loans	6	2	4
Outstanding Balance (\$)	2,045,016	423,733	1,098,186
% of Pool Outstanding Balance	0.38%	0.08%	0.20%
90+ days			
Number of loans	22	25	25
Outstanding Balance (\$)	4,645,298	5,440,975	5,191,901
% of Pool Outstanding Balance	0.87%	1.00%	0.94%
TOTAL Delinquencies			
Number of loans	43	38	40
Outstanding Balance (\$)	10,547,525	9,653,093	9,376,072
% of Pool Outstanding Balance	1.98%	1.78%	1.70%
Pool Information			
Number of loans	3,488	3,541	3,595
Outstanding Balance (\$ m)	531	542	553



Foreclosure & Mortgage Insurance claims since inception

	<u>Loan count</u>	<u>Amount</u>
Outstanding Balance of Defaulted Loans	0	0
Proceeds of sale	0	0
Loss on sale of property	0	0
Claims submitted to Insurer	0	0
Claims paid by Insurer	0	0
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	0	0
Claims Reduced/Denied by Insurers	0	0

Any insured housing loan held by the fund is insured under a master insurance policy with Genworth Financial Mortgage Insurance Pty Limited (ABN 60 106 974) or QBE Lenders' Mortgage Insurance Limited (ABN 70 000 511 071).
For further details on the mortgage insurance policies reference should be made to the Information Memorandum. Please note that limitations and exclusions apply with the mortgage insurance policies, including timely payment cover' for a limited period.

Facilities & Reserve

Liquidity Facility	
Opening Balance (collateral posted)	5,367,998
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding Liquidity draws	
Reduction in Facility	<u>99,465</u>
Closing Outstanding Balance (collateral posted)	<u>5,268,533</u>
Redraw Funding Facility	
Opening Balance	1,073,600
Redraw facility drawn during the current month	
Repayment of drawdown for the previous periods	
Outstanding drawdowns	-
Reduction in Facility	<u>19,893</u>
Drawn amount	
Closing balance	<u>1,053,707</u>
Excess Income Reserve	150,000
Excess Spread Reserve Balance	-

Notional Swaps

Notional Swaps Value	21,238,822
% of fixed rate home loans	4%

Bank of Queensland Contacts

Long Term Funding : longtermfunding@boq.com.au

Website: BOQ.com.au
 Bloomberg Screen: REDS <MTGE>

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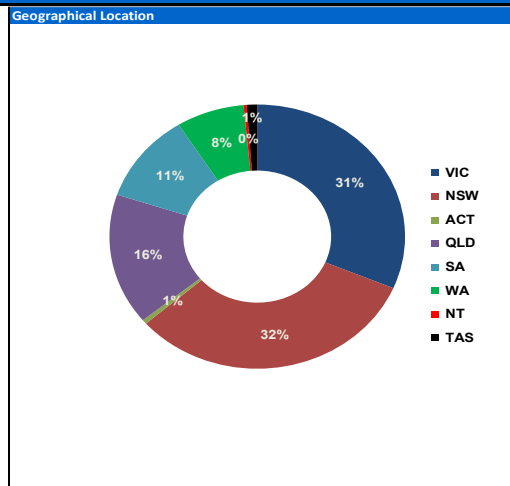
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Appendix 1

Current Position: Pool of not less than 5% in accordance with EU & UK Securitisation Regulation.

Geographical Location			
VIC	- Inner City	1,292	0%
	- Metro	8,224,361	28%
NSW	- Non Metro	901,057	3%
	- Inner City	-	0%
NSW	- Metro	8,872,168	31%
	- Non Metro	488,942	2%
QLD	- Inner City	-	0%
	- Metro	3,833,396	13%
SA	- Non Metro	834,590	3%
	- Inner City	-	0%
WA	- Metro	3,181,234	11%
	- Non Metro	-	0%
TAS	- Inner City	-	0%
	- Metro	1,648,746	6%
TAS	- Non Metro	514,194	2%
	- Inner City	-	0%
NT	- Metro	332,803	1%
	- Non Metro	267	0%
NT	- Metro	-	0%
	- Non Metro	97,976	0%
ACT	- Metro	152,447	1%
	- Non Metro	-	0%
TOTAL		29,083,472	100%



Loan Purpose		
Refinance	18,444,194	63%
Renovation	-	0%
Property Purchase	6,725,094	23%
Construction	1,620,481	6%
Equity Release	2,293,704	8%
TOTAL	29,083,472	100%

Loan Security		
House	24,282,469	84%
Land	-	0%
Apartment	3,433,809	12%
Unit	404,301	1%
Townhouse	962,893	3%
Other	-	0%
TOTAL	29,083,472	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	108	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	1,168	0%
>20 & <=25yrs	3,320,904	11%
>25yrs	25,761,292	89%
TOTAL	29,083,472	100%

Interest Option		
Variable	27,463,786	94%
Fixed <3 years	1,619,687	6%
Fixed >3 years	-	0%
TOTAL	29,083,472	100%

Owner/Investment split		
Owner Occupied	25,804,654	89%
Investment	3,278,818	11%
TOTAL	29,083,472	100%

Mortgage Insurance		
Helia	2,083,503	7%
Uninsured	26,214,523	90%
QBE	785,446	3%
Dual Insured	-	0%
TOTAL	29,083,472	100%

Interest Rate Exposure		
> 8.00%	1,350,080	5%
> 7.00% & <= 8.00%	464,814	2%
> 6.00% & <= 7.00%	5,020,518	17%
> 5.00% & <= 6.00%	22,248,060	76%
<= 5.00%	-	0%
TOTAL	29,083,472	100%

Loan Size		
>\$250,000	21,040,433	71%
>\$200,000 & <\$250,000	1,611,849	6%
>\$150,000 & <\$200,000	1,026,740	4%
>\$100,000 & <\$150,000	802,896	3%
>\$50,000 & <\$100,000	2,331,349	8%
<= \$50,000	2,270,204	8%
TOTAL	29,083,472	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	86,274	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	1,148,100	4%
>70% & <= 75%	4,912,622	18%
>65% & <= 70%	7,005,233	24%
>60% & <= 65%	3,640,951	13%
>55% & <= 60%	2,045,598	7%
>50% & <= 55%	718,575	2%
>45% & <= 50%	898,085	3%
>40% & <= 45%	704,368	2%
>35% & <= 40%	381,846	1%
>30% & <= 35%	1,869,248	6%
>25% & <= 30%	1,310,966	5%
<=25%	4,361,606	15%
TOTAL	29,083,472	100%

