

REDS Series 2024-2 Trust Monthly Investor Report



Monthly Investment Report as at 18 Feb 2026

Summary

Trust:	Series 2024-2 REDS Trust ("the Series Trust")
Collection Period end date:	31 Jan 2026
Payment Date:	18 Feb 2026
Issuer and Trustee:	Perpetual Trustee Company Limited (ABN 42 000 001 007) ATO SERIES 2024-2 REDS TRUST
Joint Lead Managers:	National Australia Bank Limited (ABN 12 004 044 937) ("NAB") 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")
Arranger:	National Australia Bank Limited (ABN 12 004 044 937) ("NAB")
Manager:	B.Q.L. Management Pty Limited (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")
Redraw Facility Provider, Liquidity Facility Provider & Income Reserve Provider:	BOQ
Standby Swap Provider:	NAB
Basis Swap Provider & Fixed Rate Swap Provider:	BOQ
Closing Date:	15 August 2024
Legal Final Maturity Date:	The Distribution Date falling in August 2056

Security Classes

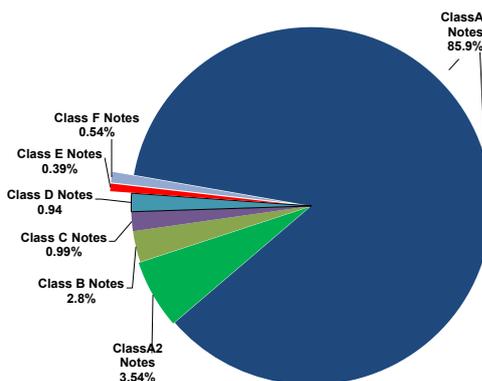
Class Name :	A1 Notes	A2 Notes	B Notes	C Notes	D Notes	E Notes	F Notes
ISIN / Common Code:	AU3FN0089512 / 285906962	AU3FN0089520 / 285906989	AU3FN0089538 / 285906997	AU3FN0089546 / 285907004	AU3FN0089553 / 285907012	AU3FN0089561 / 285907039	AU3FN0089579 / 285907047
Rating Agency:	S&P / Fitch	S&P / Fitch	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	A(sf)/NR	BBB(sf)/NR	BB(sf)/NR	NR/NR
Denomination:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	920,000,000.00	35,400,000.00	16,000,000.00	9,900,000.00	9,400,000.00	3,900,000.00	5,400,000.00
Interest Rate:	BBSW (1 month) + Class Margin + 1.05%	BBSW (1 month) + Class Margin + (from 1.55%	BBSW (1 month) + Class 1.80%	BBSW (1 month) + Class Margin 2.00%	BBSW (1 month) + Class Margin 2.30%	BBSW (1 month) + Class Margin 4.65%	BBSW (1 month) + Class Margin 5.75%
Class Margin:	1.05%	1.55%	1.80%	2.00%	2.30%	4.65%	5.75%
Expected Average Life:	2.8 years	5.0 years	5.0 years	5.0 years	5.0 years	5.0 years	5.0 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	2,658
Average Loan Size	208,208
Maximum Loan Size	955,887
Weighted Average LVR	53.43%
Maximum LVR	86.56%
WA Seeding (months)	80
WA Term to Maturity (years)	22
Full Documentation Loans	100.00%
WA Interest Rate	5.70%

Note Factors as at 31 Jan 2026

Pool Factor	0.55341597
Class A1 Notes	0.51458257
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

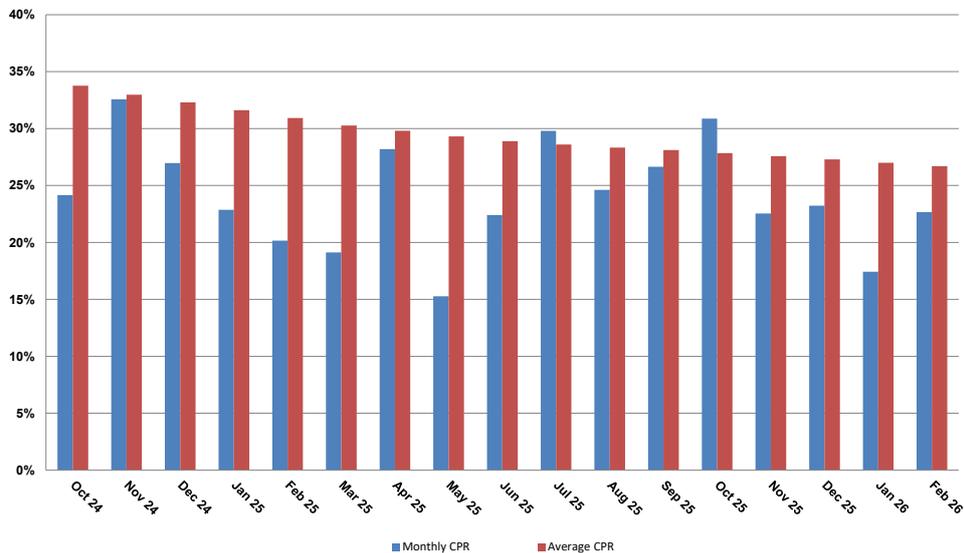
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt		Current Interest Rate	
				19 Jan 2026 18 Feb 2026			
Class A1 Notes	487,924,329.90	14,508,361.64	473,415,968.26	1,848,925.75		4.6104%	
Class A2 Notes	35,400,000.00	-	35,400,000.00	148,691.64		5.1104%	
Class B Notes	16,000,000.00	-	16,000,000.00	70,492.93		5.3604%	
Class C Notes	9,900,000.00	-	9,900,000.00	45,244.90		5.5604%	
Class D Notes	9,400,000.00	-	9,400,000.00	45,277.61		5.8604%	
Class E Notes	3,900,000.00	-	3,900,000.00	26,318.27		8.2104%	
Class F Notes	5,400,000.00	-	5,400,000.00	41,322.87		9.3104%	
*Principal Drawdown			0.00				
Total Portfolio	567,924,330	14,508,362	553,415,968	2,226,274			

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.

43,427,732

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly	Quarterly	Since inception
	31 Dec 2025 to 31 Jan 2026	30 Nov 2025 to 31 Jan 2026	15 August 2024 to 31 Jan 2026
Balance @ Determination Date	567,924,330	595,177,037	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,532,956)	(7,747,420)	(58,372,518)
Prepayments	(13,860,144)	(39,561,180)	(418,062,660)
Redraw Advances	1,884,738	5,547,532	29,851,146
Principal Draws / (Repayment of Principal Draws)	-	-	0
Closing Balance	553,415,968	553,415,968	553,415,968
CPR	22.66%	22.81%	21.76%
SMM	2.12%	2.13%	2.02%

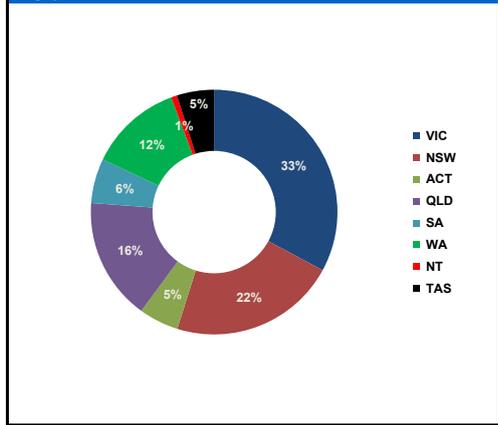


Current Position

Geographical Location

VIC	- Inner City	927,168	0%
	- Metro	151,500,745	27%
	- Non Metro	29,530,333	5%
NSW	- Inner City	-	0%
	- Metro	86,877,534	16%
QLD	- Non Metro	34,630,104	6%
	- Inner City	181,731	0%
SA	- Metro	79,008,319	14%
	- Non Metro	10,067,374	2%
WA	- Inner City	-	0%
	- Metro	29,504,130	5%
TAS	- Non Metro	3,125,734	1%
	- Inner City	250,000	0%
NT	- Metro	61,373,707	11%
	- Non Metro	6,232,434	1%
ACT	- Inner City	353,677	0%
	- Metro	18,787,774	3%
TAS	- Non Metro	7,941,446	1%
	- Metro	3,502,152	1%
NT	- Non Metro	748,532	0%
	- Metro	28,873,075	5%
ACT	- Non Metro	-	0%
	- Metro	-	0%
TOTAL		553,415,968	100%

Geographical Location



Loan Purpose

Refinance	309,574,598	57%
Renovation	-	0%
Property Purchase	174,069,764	31%
Construction	21,931,116	4%
Equity Release	47,840,490	9%
TOTAL	553,415,968	100%

Loan Security

House	454,226,502	82%
Land	-	0%
Apartment	49,856,895	9%
Unit	31,720,743	6%
Townhouse	15,266,805	3%
Other	2,345,023	0%
TOTAL	553,415,968	100%

Loan Term

<=5 yrs	0	0%
>5 & <=10yrs	151,828	0%
>10 & <=15yrs	3,887,367	1%
>15 & <=20yrs	10,939,125	2%
>20 & <=25yrs	23,425,237	4%
>25yrs	515,012,412	93%
TOTAL	553,415,968	100%

Interest Option

Variable	504,709,812	91%
Fixed <3 years	48,391,466	9%
Fixed >3 years	314,690	0%
TOTAL	553,415,968	100%

Owner/Investment split

Owner Occupied	446,427,449	81%
Investment	106,988,519	19%
TOTAL	553,415,968	100%

Mortgage Insurance

Hella	77,771,902	14%
Uninsured	463,289,626	84%
QBE	12,354,440	2%
Dual Insured	-	0%
TOTAL	553,415,968	100%

Interest Rate Exposure

> 8.00%	2,546,587	0%
> 7.00% & <= 8.00%	21,337,482	4%
> 6.00% & <= 7.00%	43,762,363	8%
> 5.00% & <= 6.00%	475,775,049	86%
<= 5.00%	9,994,488	2%
TOTAL	553,415,968	100%

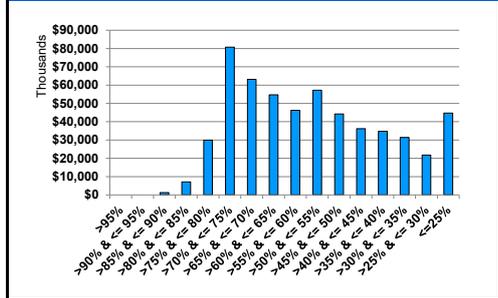
Loan Size

>\$250,000	369,046,003	66%
>\$200,000 & <=\$250,000	53,717,421	10%
>\$150,000 & <=\$200,000	50,833,614	9%
>\$100,000 & <=\$150,000	41,777,568	8%
>\$50,000 & <=\$100,000	26,888,353	5%
<=\$50,000	11,153,010	2%
TOTAL	553,415,968	100%

Loan to Value Ratio

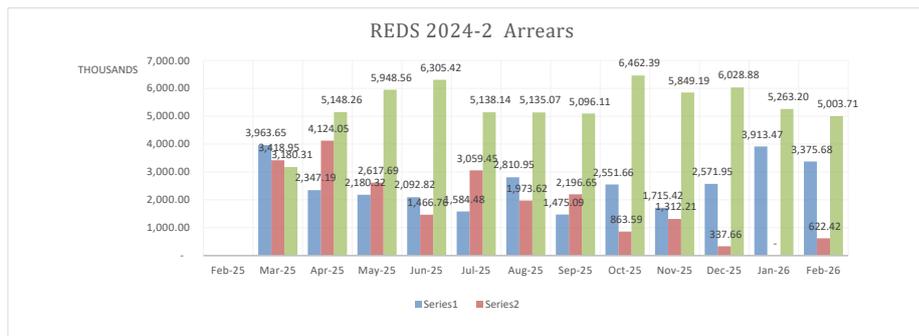
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	1,242,373	0%
>80% & <= 85%	7,086,989	1%
>75% & <= 80%	29,937,523	5%
>70% & <= 75%	80,777,845	16%
>65% & <= 70%	63,131,127	11%
>60% & <= 65%	54,731,691	10%
>55% & <= 60%	46,193,397	8%
>50% & <= 55%	57,197,018	10%
>45% & <= 50%	44,256,903	8%
>40% & <= 45%	36,182,405	7%
>35% & <= 40%	34,794,654	6%
>30% & <= 35%	31,363,923	6%
>25% & <= 30%	21,786,097	4%
<=25%	44,734,024	8%
TOTAL	553,415,968	100%

Loan to Value Ratio



Arrears

	31 Jan 2026	31 Dec 2025	30 Nov 2025
30-59 days			
Number of loans	9	13	9
Outstanding Balance (\$)	3,375,675	3,913,469	2,571,946
% of Pool Outstanding Balance	0.61%	0.69%	0.44%
60-89 days			
Number of loans	3	0	2
Outstanding Balance (\$)	622,422	0	337,657
% of Pool Outstanding Balance	0.11%	0.00%	0.06%
90+ days			
Number of loans	14	15	18
Outstanding Balance (\$)	5,003,715	5,263,195	6,028,875
% of Pool Outstanding Balance	0.90%	0.93%	1.04%
TOTAL Delinquencies			
Number of loans	26	28	29
Outstanding Balance (\$)	9,001,812	9,176,664	8,938,478
% of Pool Outstanding Balance	1.63%	1.62%	1.54%
Pool Information			
Number of loans	2,658	2,707	2,751
Outstanding Balance (\$ m)	553	568	580



Foreclosure & Mortgage Insurance claims since inception

	Loan count	Amount
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)	5,626,611
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	(142,489)
Closing Outstanding Balance (collateral posted)	5,484,123

Redraw Funding Facility

Opening Balance	1,135,849
Redraw facility drawn during the current month	
Repayment of drawdown for the previous periods	
Outstanding drawdowns	
Reduction in Facility	(29,017)
Drawn amount	
Closing balance	1,106,832

Income Reserve	150,000
Excess Spread Reserve Balance	Nil

Notional Swaps

Notional Swaps Value	48,460,385
% of fixed rate home loans	9%

Bank of Queensland Contacts

Long Term Funding :longtermfunding@boq.com.au

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

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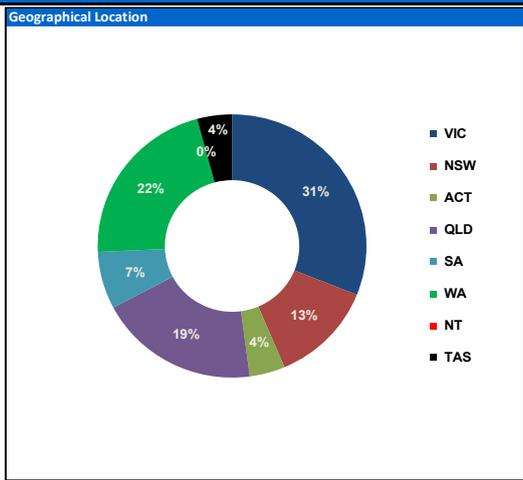
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Appendix 1

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

Geographical Location		
VIC	- Inner City	0%
	- Metro	29%
NSW	- Non Metro	2%
	- Inner City	0%
QLD	- Metro	12%
	- Non Metro	1%
SA	- Inner City	0%
	- Metro	17%
WA	- Non Metro	2%
	- Inner City	0%
TAS	- Metro	6%
	- Non Metro	1%
WA	- Inner City	1%
	- Metro	20%
TAS	- Non Metro	0%
	- Inner City	0%
NT	- Metro	4%
	- Non Metro	0%
ACT	- Metro	0%
	- Non Metro	4%
TOTAL	43,427,732	100%



Loan Purpose		
Refinance	36,720,119	85%
Renovation	-	0%
Property Purchase	4,875,122	11%
Construction	5,007	0%
Equity Release	1,827,485	4%
TOTAL	43,427,732	100%

Loan Security		
House	35,253,319	82%
Land	-	0%
Apartment	4,494,588	10%
Unit	1,500,939	3%
Townhouse	2,178,887	5%
Other	-	0%
TOTAL	43,427,732	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	1,154,690	3%
>15 & <=20yrs	3,103,390	7%
>20 & <=25yrs	6,719,774	15%
>25yrs	32,449,880	75%
TOTAL	43,427,732	100%

Interest Option		
Variable	39,096,964	90%
Fixed <3 years	3,980,769	9%
Fixed >3 years	350,000	1%
TOTAL	43,427,732	100%

Owner/Investment split		
Owner Occupied	41,031,525	94%
Investment	2,396,208	6%
TOTAL	43,427,732	100%

Mortgage Insurance		
Helia	2,288,729	5%
Uninsured	40,431,215	93%
QBE	707,788	2%
Dual Insured	-	0%
TOTAL	43,427,732	100%

Interest Rate Exposure		
> 8.00%	64,684	0%
> 7.00% & <= 8.00%	1,055,864	2%
> 6.00% & <= 7.00%	1,758,435	4%
> 5.00% & <= 6.00%	40,273,844	93%
<= 5.00%	274,905	1%
TOTAL	43,427,732	100%

Loan Size		
>\$250,000	35,899,155	83%
>\$200,000 & <\$250,000	3,150,260	7%
>\$150,000 & <\$200,000	1,845,267	4%
>\$100,000 & <\$150,000	1,323,400	3%
>\$50,000 & <\$100,000	813,754	2%
<= \$50,000	395,896	1%
TOTAL	43,427,732	100%

Loan to Value Ratio		
>95%	974,978	2%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	7,726,544	17%
>70% & <= 75%	4,897,120	11%
>65% & <= 70%	5,580,279	13%
>60% & <= 65%	1,157,655	3%
>55% & <= 60%	2,468,263	6%
>50% & <= 55%	3,157,056	7%
>45% & <= 50%	3,552,640	8%
>40% & <= 45%	3,460,988	8%
>35% & <= 40%	2,943,607	7%
>30% & <= 35%	2,987,055	7%
>25% & <= 30%	1,153,732	3%
<=25%	3,367,813	8%
TOTAL	43,427,732	100%

