# Series 2017-1 REDS Trust Monthly Investor Report

**Monthly Report from 10 Aug 2025 to 09 Sep 2025 inclusive**

**Current Payment Date: 22 Sep 2025**

## Notice

**No Guarantee by Bank of Queensland**

Neither the Class A1 Notes, Class A2 Notes, Class AB Notes, Class B Notes, Class C Notes nor Class D Notes (the "**Notes**") represent deposits or other liabilities of Bank of Queensland Limited ABN 32 009 656 740 ("**Bank of Queensland**"), or any other member of the Bank of Queensland Group.

None of Bank of Queensland, B.Q.L Management Pty Ltd ABN 87 081 052 342, or any other member of the Bank of Queensland group guarantees the payment or repayment or the return of any principal invested in, or any particular rate of return on, the Notes or the performance of the Assets in the Series Trust.

The Series 2017-1 REDS Trust securitisation complies with the text of each of Article 405(1) of Regulation (EU) No 575/2013, Article 51(1) of Regulation (EU) No 231/2013 and Article 254 of Regulation (EU) No 2015/35 (in each case, not taking into account any relevant national measures).

| Trust Details | |
|---|---|
| Austraclear ID | REDI20 |
| Orgininal Balance $A | $1,000,000,000.00 |
| Current Balance $A | $111,661,329.50 |
| Bond Factor | 0.111661329 |
| Asset Classes | Residential mortgage-backed securities |
| Collateral Type | Prime, domestic, full-doc residential mortgages |
| Program Sponsor | Bank of Queensland Limited |
| Issue Date | 16-February-2017 |
| Legal Maturity Date | 24-August-2048 |

| Class | Original Balance | Current Balance | Bond Factor | Current Coupon Rate | Original Subordination | Current Subordinati |
|---|---|---|---|---|---|---|
| Class A1 Notes | $ 920,000,000.00 | $ - | 0.00000000 | 0.0000% | 8.0000% | 0.0000% |
| Class A1-R Notes * | $ 237,000,000.00 | $ 93,718,905.45 | 0.39543842 | 4.2250% | 16.1000% | 16.0686% |
| Class A2 Notes | $ 37,500,000.00 | $ 3,812,179.24 | 0.10165811 | 5.2550% | 4.2500% | 12.6546% |
| Class AB Notes | $ 17,000,000.00 | $ 5,652,097.92 | 0.33247635 | 5.6050% | 2.5500% | 7.5927% |
| Class B Notes | $ 15,000,000.00 | $ 4,987,145.23 | 0.33247635 | 6.0550% | 1.0500% | 3.1264% |
| Class C Notes | $ 9,400,000.00 | $ 3,125,277.68 | 0.33247635 | 7.0050% | 0.1100% | 0.3275% |
| Class D Notes | $ 1,100,000.00 | $ 365,723.98 | 0.33247635 | 9.5550% | N/A | N/A |

* Issue date for Class A1-R Notes was 22nd February 2022.

| Summary Report | |
|---|---|
| **Securitisation Reporting Period** | |
| This reporting period commences on | 10-August-2025 |
| This reporting period concludes on and includes | 09-September-2025 |
| Current Payment Date | 22-September-2025 |
| **Loan Analysis** | **Value** |
| Pool Balance | $110,517,130.21 |
| Number of Loans | 840 |
| Average Loan Size | $ 131,568.01 |
| Maximum Loan Size | 917,787 |
| **Security Information** | |
| Weighted Average initial LVR | 61.11% |
| Weighted Average current LVR | 41.75% |
| **Term Analysis** | |
| Minimum Term | -0.25 yrs |
| Maximum Term | 21.50 yrs |
| Average Remaining Term | 14.59 yrs |
| Weighted Average Seasoning | 141.61 mths |
| **Prepayment History** | |
| Monthly CPR * | 22.71% |

* Based on S&P Methodology

| Arrears* | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| Balance | 817 | 97.26% | $ 103,992,838.43 | 94.10% |
| > 0 days, up to and including 30 days | 8 | 0.95% | $ 2,994,560.34 | 2.71% |
| > 30 days, up to and including 60 days | 4 | 0.48% | $ 1,176,410.00 | 1.06% |
| > 60 days, up to and including 90 days | 1 | 0.12% | $ 430,267.12 | 0.39% |
| > 90 days | 10 | 1.19% | $ 1,923,054.32 | 1.74% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Geographical Position | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| Brisbane Metropolitian | 258 | 30.71% | $ 32,442,297.02 | 29.35% |
| QLD Non Metro | 185 | 22.02% | $ 22,605,182.51 | 20.45% |
| NSW | 150 | 17.86% | $ 25,805,777.00 | 23.35% |
| ACT | 12 | 1.43% | $ 2,845,157.29 | 2.57% |
| VIC | 66 | 7.86% | $ 10,507,698.49 | 9.51% |
| SA | 6 | 0.71% | $ 721,550.10 | 0.65% |
| WA | 153 | 18.21% | $ 13,677,963.88 | 12.38% |
| NT | 4 | 0.48% | $ 1,302,310.17 | 1.18% |
| Tasmania | 6 | 0.71% | $ 609,193.75 | 0.55% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Current Loan to Value Ratio (LVR) | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| Up to and including 25% | 440 | 52.38% | $ 21,557,548.53 | 19.51% |
| > 25%, up to and including 30% | 44 | 5.24% | $ 6,482,589.71 | 5.87% |
| > 30%, up to and including 35% | 64 | 7.62% | $ 11,821,567.89 | 10.70% |
| > 35%, up to and including 40% | 62 | 7.38% | $ 11,196,586.91 | 10.13% |
| > 40%, up to and including 45% | 51 | 6.07% | $ 10,398,310.78 | 9.41% |
| > 45%, up to and including 50% | 36 | 4.29% | $ 9,072,348.19 | 8.21% |
| > 50%, up to and including 55% | 46 | 5.48% | $ 11,597,068.57 | 10.49% |
| > 55%, up to and including 60% | 32 | 3.81% | $ 7,558,460.82 | 6.84% |
| > 60%, up to and including 65% | 38 | 4.52% | $ 11,211,760.19 | 10.14% |
| > 65%, up to and including 70% | 16 | 1.90% | $ 5,582,424.38 | 5.05% |
| > 70%, up to and including 75% | 5 | 0.60% | $ 1,725,615.11 | 1.56% |
| > 75%, up to and including 80% | 5 | 0.60% | $ 1,836,996.72 | 1.66% |
| > 80%, up to and including 85% | 1 | 0.12% | $ 475,852.41 | 0.43% |
| > 85%, up to and including 90% | 0 | 0.00% | $ - | 0.00% |
| > 90%, up to and including 95% | 0 | 0.00% | $ - | 0.00% |
| > 95%, up to and including 100% | 0 | 0.00% | $ - | 0.00% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Loan Size | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| Up to and including A$100,000 | 428 | 50.95% | $ 13,287,436.36 | 12.02% |
| > A$100,000, up to and including A$150,000 | 107 | 12.74% | $ 13,384,485.22 | 12.11% |
| > A$150,000, up to and including A$200,000 | 93 | 11.07% | $ 16,344,465.08 | 14.79% |
| > A$200,000, up to and including A$250,000 | 66 | 7.86% | $ 14,808,400.81 | 13.40% |
| > A$250,000, up to and including A$300,000 | 44 | 5.24% | $ 12,062,324.52 | 10.91% |
| > A$300,000, up to and including A$350,000 | 42 | 5.00% | $ 13,544,848.38 | 12.26% |
| > A$350,000, up to and including A$400,000 | 19 | 2.26% | $ 7,096,338.61 | 6.42% |
| > A$400,000, up to and including A$500,000 | 29 | 3.45% | $ 12,737,137.03 | 11.53% |
| > A$500,000, up to and including A$750,000 | 10 | 1.19% | $ 5,496,510.18 | 4.97% |
| > A$750,000, up to and including A$1,000,000 | 2 | 0.24% | $ 1,755,184.02 | 1.59% |
| > A$1,000,000 | 0 | 0.00% | $ - | 0.00% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Mortgage Insurance | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| GENWORTH | 43 | 5.12% | $ 3,576,184.23 | 3.24% |
| QBELMI | 797 | 94.88% | $ 106,940,945.98 | 96.76% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Loan Seasoning | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| Up to and including 3 months | 0 | 0.00% | $ - | 0.00% |
| > 3 months, up to and including 6 months | 0 | 0.00% | $ - | 0.00% |
| > 6 months, up to and including 9 months | 0 | 0.00% | $ - | 0.00% |
| > 9 months, up to and including 12 months | 0 | 0.00% | $ - | 0.00% |
| > 12 months, up to and including 15 months | 0 | 0.00% | $ - | 0.00% |
| > 15 months, up to and including 18 months | 0 | 0.00% | $ - | 0.00% |
| > 18 months, up to and including 21 months | 0 | 0.00% | $ - | 0.00% |
| > 21 months, up to and including 24 months | 0 | 0.00% | $ - | 0.00% |
| > 24 months, up to and including 30 months | 0 | 0.00% | $ - | 0.00% |
| > 30 months, up to and including 36 months | 0 | 0.00% | $ - | 0.00% |
| > 36 months, up to and including 42 months | 0 | 0.00% | $ - | 0.00% |
| > 42 months, up to and including 48 months | 0 | 0.00% | $ - | 0.00% |
| > 48 months, up to and including 54 months | 0 | 0.00% | $ - | 0.00% |
| > 54 months, up to and including 60 months | 0 | 0.00% | $ - | 0.00% |
| > 60 months | 840 | 100.00% | $ 110,517,130.21 | 100.00% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Original Loan Term | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| Up to and including 5 years | 0 | 0.00% | $ - | 0.00% |
| > 5 years, up to and including 10 years | 1 | 0.12% | $ 3,294.46 | 0.00% |
| > 10 years, up to and including 15 years | 27 | 3.21% | $ 843,566.80 | 0.76% |
| > 15 years, up to and including 20 years | 54 | 6.43% | $ 3,537,844.53 | 3.20% |
| > 20 years, up to and including 25 years | 125 | 14.88% | $ 8,988,986.17 | 8.13% |
| > 25 years | 633 | 75.36% | $ 97,143,438.25 | 87.90% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Remaining Loan Term | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|---|---|---|---|---|
| Up to and including 5 years | 61 | 7.26% | $ 1,130,627.81 | 1.02% |
| > 5 years, up to and including 10 years | 127 | 15.12% | $ 5,848,626.03 | 5.29% |
| > 10 years, up to and including 15 years | 197 | 23.45% | $ 19,069,098.85 | 17.25% |
| > 15 years, up to and including 20 years | 382 | 45.48% | $ 68,283,822.49 | 61.79% |
| > 20 years, up to and including 25 years | 73 | 8.69% | $ 16,184,955.03 | 14.64% |
| > 25 years | 0 | 0.00% | $ - | 0.00% |
| **TOTAL** | **840** | **100.00%** | **$ 110,517,130** | **100.00%** |

| Interest Option | Number of Loans | % By Number | | Current Balance Outstanding | % of Value |
|---|---|---|---|---|---|
| Variable | 806 | 95.95% | $ | 104,041,506.18 | 94.14% |
| Fixed | 34 | 4.05% | $ | 6,475,624.03 | 5.86% |
| **TOTAL** | **840** | **100.00%** | **$** | **110,517,130** | **100.00%** |

| Loan Type | Number of Loans | % By Number | | Current Balance Outstanding | % of Value |
|---|---|---|---|---|---|
| Principle & Interest | 833 | 99.17% | $ | 107,722,120.80 | 97.47% |
| Interest Only | 7 | 0.83% | $ | 2,795,009.41 | 2.53% |
| **TOTAL** | **840** | **100.00%** | **$** | **110,517,130** | **100.00%** |

| Occupancy Type | Number of Loans | % By Number | | Current Balance Outstanding | % of Value |
|---|---|---|---|---|---|
| Owner Occupied | 652 | 77.62% | $ | 78,329,936.08 | 70.88% |
| Investment | 188 | 22.38% | $ | 32,187,194.13 | 29.12% |
| **TOTAL** | **840** | **100.00%** | **$** | **110,517,130** | **100.00%** |

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