

Series 2017-1 REDS Trust Monthly Investor Report

Monthly Report from 10 Oct 2025 to 09 Nov 2025 inclusive

Current Payment Date: 24 Nov 2025

Notice
<p>No Guarantee by Bank of Queensland</p> <p>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.</p> <p>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.</p> <p>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).</p>

Trust Details	
Austraclear ID	REDI20
Orgininal Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$108,385,279.01
Bond Factor	0.108385279
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	\$ 90,969,270.75	0.38383659	4.1275%	16.1000%	16.0686%
Class A2 Notes	\$ 37,500,000.00	\$ 3,700,333.08	0.09867555	5.1575%	4.2500%	12.6546%
Class AB Notes	\$ 17,000,000.00	\$ 5,486,270.07	0.32272177	5.5075%	2.5500%	7.5927%
Class B Notes	\$ 15,000,000.00	\$ 4,840,826.54	0.32272177	5.9575%	1.0500%	3.1264%
Class C Notes	\$ 9,400,000.00	\$ 3,033,584.63	0.32272177	6.9075%	0.1100%	0.3275%
Class D Notes	\$ 1,100,000.00	\$ 354,993.95	0.32272177	9.4575%	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-October-2025
This reporting period concludes on and includes	09-November-2025
Current Payment Date	24-November-2025
Loan Analysis	Value
Pool Balance	\$107,287,937.15
Number of Loans	817
Average Loan Size	\$ 131,319.38
Maximum Loan Size	917,787
Security Information	
Weighted Average initial LVR	61.14%
Weighted Average current LVR	41.56%
Term Analysis	
Minimum Term	-0.42 yrs
Maximum Term	21.33 yrs
Average Remaining Term	14.45 yrs
Weighted Average Seasoning	143.59 mths
Prepayment History	
Monthly CPR *	10.51%

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	793	97.06%	\$ 101,123,866.88	94.25%
> 0 days, up to and including 30 days	11	1.35%	\$ 2,296,606.59	2.14%
> 30 days, up to and including 60 days	3	0.37%	\$ 966,345.81	0.90%
> 60 days, up to and including 90 days	3	0.37%	\$ 1,224,831.55	1.14%
> 90 days	7	0.86%	\$ 1,676,286.32	1.56%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	252	30.84%	\$ 31,351,543.31	29.22%
QLD Non Metro	182	22.28%	\$ 22,269,243.94	20.76%
NSW	146	17.87%	\$ 25,114,023.48	23.41%
ACT	12	1.47%	\$ 2,824,160.76	2.63%
VIC	66	8.08%	\$ 10,408,270.31	9.70%
SA	6	0.73%	\$ 677,232.38	0.63%
WA	144	17.63%	\$ 12,932,735.26	12.05%
NT	3	0.37%	\$ 1,092,865.91	1.02%
Tasmania	6	0.73%	\$ 617,861.80	0.58%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	432	52.88%	\$ 21,416,826.34	19.96%
> 25%, up to and including 30%	43	5.26%	\$ 6,209,981.56	5.79%
> 30%, up to and including 35%	68	8.32%	\$ 12,055,307.82	11.24%
> 35%, up to and including 40%	56	6.85%	\$ 10,099,516.00	9.41%
> 40%, up to and including 45%	44	5.39%	\$ 9,549,450.58	8.90%
> 45%, up to and including 50%	34	4.16%	\$ 8,478,022.23	7.90%
> 50%, up to and including 55%	46	5.63%	\$ 11,740,726.41	10.94%
> 55%, up to and including 60%	34	4.16%	\$ 8,146,855.96	7.59%
> 60%, up to and including 65%	35	4.28%	\$ 10,750,506.65	10.02%
> 65%, up to and including 70%	14	1.71%	\$ 4,814,016.94	4.49%
> 70%, up to and including 75%	5	0.61%	\$ 1,719,711.00	1.60%
> 75%, up to and including 80%	6	0.73%	\$ 2,307,015.66	2.15%
> 80%, up to and including 85%	0	0.00%	\$ -	0.00%
> 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	817	100.00%	\$ 107,287,937	100.00%

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	418	51.16%	\$ 13,075,249.08	12.19%
> A\$100,000, up to and including A\$150,000	104	12.73%	\$ 12,929,140.75	12.05%
> A\$150,000, up to and including A\$200,000	89	10.89%	\$ 15,539,660.62	14.48%
> A\$200,000, up to and including A\$250,000	65	7.96%	\$ 14,672,800.99	13.68%
> A\$250,000, up to and including A\$300,000	42	5.14%	\$ 11,569,400.37	10.78%
> A\$300,000, up to and including A\$350,000	41	5.02%	\$ 13,240,372.39	12.34%
> A\$350,000, up to and including A\$400,000	17	2.08%	\$ 6,353,084.33	5.92%
> A\$400,000, up to and including A\$500,000	30	3.67%	\$ 13,175,280.84	12.28%
> A\$500,000, up to and including A\$750,000	9	1.10%	\$ 4,981,977.03	4.64%
> A\$750,000, up to and including A\$1,000,000	2	0.24%	\$ 1,750,970.75	1.63%
> A\$1,000,000	0	0.00%	\$ -	0.00%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
GENWORTH	42	5.14%	\$ 3,504,324.49	3.27%
QBELMI	775	94.86%	\$ 103,783,612.66	96.73%
TOTAL	817	100.00%	\$ 107,287,937	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	817	100.00%	\$ 107,287,937.15	100.00%
TOTAL	817	100.00%	\$ 107,287,937	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%	\$ 4,684.77	0.00%
> 10 years, up to and including 15 years	26	3.18%	\$ 792,780.24	0.74%
> 15 years, up to and including 20 years	53	6.49%	\$ 3,419,930.31	3.19%
> 20 years, up to and including 25 years	121	14.81%	\$ 8,820,749.25	8.22%
> 25 years	616	75.40%	\$ 94,249,792.58	87.85%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	61	7.47%	\$ 1,124,112.25	1.05%
> 5 years, up to and including 10 years	131	16.03%	\$ 6,733,500.25	6.28%
> 10 years, up to and including 15 years	185	22.64%	\$ 17,544,257.57	16.35%
> 15 years, up to and including 20 years	382	46.76%	\$ 68,680,946.82	64.02%
> 20 years, up to and including 25 years	58	7.10%	\$ 13,205,120.26	12.31%
> 25 years	0	0.00%	\$ -	0.00%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	782	95.72%	\$ 100,589,150.84	93.76%
Fixed	35	4.28%	\$ 6,698,786.31	6.24%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	810	99.14%	\$ 104,492,927.74	97.39%
Interest Only	7	0.86%	\$ 2,795,009.41	2.61%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	635	77.72%	\$ 76,177,765.13	71.00%
Investment	182	22.28%	\$ 31,110,172.02	29.00%
TOTAL	817	100.00%	\$ 107,287,937	100.00%

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