

Series 2018-1 REDS Trust Monthly Investor Report

Monthly Report from 03 Jun 2026 to 02 Jul 2026 inclusive

Current Payment Date: 16 Jul 2026

Notice
No Guarantee by Bank of Queensland Neither the Class A1-R Notes, A2 Notes, Class B Notes, Class C Notes, Class D Notes nor the Class E 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 2018-1 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	RDSD20
Orgininal Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$100,890,323.63
Bond Factor	0.100890324
Asset Classes	Residential mortgage-backed securities
Collateral Type	Prime, domestic, full-doc residential mortgages
Program Sponsor	Bank of Queensland Limited
Issue Date	31-May-2018
Legal Maturity Date	16-July-2049

Class	Original Balance	Current Balance	Bond Factor	Current Coupon Rate	Original Subordination	Current Subordinati
Class A1 Notes	\$ 920,000,000.00	\$ 0.00	0.00000000	0.0000%	23.5245%	0.0000%
Class A1-R Notes	\$ 203,000,000.00	\$ 84,735,484.22	0.41741618	5.5000%	28.2686%	16.0123%
Class A2 Notes	\$ 26,000,000.00	\$ 5,250,322.81	0.20193549	5.5000%	4.4888%	10.8083%
Class AB Notes	\$ 9,400,000.00	\$ 1,898,193.63	0.20193549	5.8000%	3.7074%	8.9268%
Class B Notes	\$ 17,800,000.00	\$ 3,594,451.77	0.20193549	6.0000%	2.2278%	5.3641%
Class C Notes	\$ 13,400,000.00	\$ 2,705,935.60	0.20193549	6.7000%	1.1139%	2.6821%
Class D Notes	\$ 6,200,000.00	\$ 1,252,000.05	0.20193549	7.6000%	0.5985%	1.4411%
Class E Notes	\$ 7,200,000.00	\$ 1,453,935.55	0.20193549	10.2000%	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	03-June-2026
This reporting period concludes on and includes	02-July-2026
Current Payment Date	16-July-2026
Loan Analysis	Value
Pool Balance	\$99,860,252.65
Number of Loans	689
Average Loan Size	144,935
Maximum Loan Size	705,723
Security Information	
Weighted Average initial LVR	65.02%
Weighted Average current LVR	43.13%
Term Analysis	
Minimum Term	-0.50 yrs
Maximum Term	22.33 yrs
Average Remaining Term	16.16 yrs
Weighted Average Seasoning	125.08 mths
Prepayment History	
Monthly CPR *	19.07%

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	669	97.10%	\$ 93,791,679.20	93.92%
> 0 days, up to and including 30 days	9	1.31%	\$ 2,544,689.02	2.55%
> 30 days, up to and including 60 days	1	0.15%	\$ 140,756.45	0.14%
> 60 days, up to and including 90 days	0	0.00%	\$ -	0.00%
> 90 days	10	1.45%	\$ 3,383,127.98	3.39%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	193	28.01%	\$ 29,879,497.14	29.92%
QLD Non Metro	250	36.28%	\$ 31,272,084.45	31.32%
NSW	99	14.37%	\$ 14,907,787.55	14.93%
ACT	13	1.89%	\$ 1,474,197.53	1.48%
VIC	53	7.69%	\$ 10,595,184.71	10.61%
SA	5	0.73%	\$ 238,003.28	0.24%
WA	65	9.43%	\$ 10,352,997.62	10.37%
NT	4	0.58%	\$ 660,908.95	0.66%
Tasmania	7	1.02%	\$ 479,591.42	0.48%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	321	46.59%	\$ 18,842,234.81	18.87%
> 25%, up to and including 30%	44	6.39%	\$ 8,053,220.07	8.06%
> 30%, up to and including 35%	53	7.69%	\$ 10,944,633.23	10.96%
> 35%, up to and including 40%	35	5.08%	\$ 7,769,497.22	7.78%
> 40%, up to and including 45%	27	3.92%	\$ 5,232,611.46	5.24%
> 45%, up to and including 50%	46	6.68%	\$ 9,424,544.86	9.44%
> 50%, up to and including 55%	29	4.21%	\$ 7,176,854.28	7.19%
> 55%, up to and including 60%	40	5.81%	\$ 8,407,342.32	8.42%
> 60%, up to and including 65%	53	7.69%	\$ 13,395,521.53	13.41%
> 65%, up to and including 70%	22	3.19%	\$ 5,200,143.55	5.21%
> 70%, up to and including 75%	14	2.03%	\$ 3,403,539.10	3.41%
> 75%, up to and including 80%	4	0.58%	\$ 1,652,710.44	1.66%
> 80%, up to and including 85%	1	0.15%	\$ 357,399.78	0.36%
> 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	689	100.00%	\$ 99,860,253	100.00%

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	300	43.54%	\$ 10,474,044.08	10.49%
> A\$100,000, up to and including A\$150,000	90	13.06%	\$ 11,380,585.93	11.40%
> A\$150,000, up to and including A\$200,000	105	15.24%	\$ 18,315,192.35	18.34%
> A\$200,000, up to and including A\$250,000	63	9.14%	\$ 14,068,603.94	14.09%
> A\$250,000, up to and including A\$300,000	54	7.84%	\$ 14,876,825.68	14.90%
> A\$300,000, up to and including A\$350,000	36	5.22%	\$ 11,856,464.28	11.87%
> A\$350,000, up to and including A\$400,000	14	2.03%	\$ 5,185,160.04	5.19%
> A\$400,000, up to and including A\$500,000	15	2.18%	\$ 6,667,734.95	6.68%
> A\$500,000, up to and including A\$750,000	12	1.74%	\$ 7,035,641.40	7.05%
> A\$750,000, up to and including A\$1,000,000	0	0.00%	\$ -	0.00%
> A\$1,000,000	0	0.00%	\$ -	0.00%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	57	8.27%	\$ 10,210,673.37	10.22%
QBELMI	30	4.35%	\$ 7,135,027.95	7.15%
No Insurance	602	87.37%	\$ 82,514,551.33	82.63%
TOTAL	689	100.00%	\$ 99,860,253	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	689	100.00%	\$ 99,860,252.65	100.00%
TOTAL	689	100.00%	\$ 99,860,253	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	3	0.44%	\$ 4,595.58	0.00%
> 10 years, up to and including 15 years	32	4.64%	\$ 1,338,375.82	1.34%
> 15 years, up to and including 20 years	89	12.92%	\$ 5,823,018.49	5.83%
> 20 years, up to and including 25 years	114	16.55%	\$ 15,150,140.16	15.17%
> 25 years	451	65.46%	\$ 77,544,122.60	77.65%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	26	3.77%	\$ 909,050.36	0.91%
> 5 years, up to and including 10 years	91	13.21%	\$ 6,038,529.74	6.05%
> 10 years, up to and including 15 years	116	16.84%	\$ 14,983,746.60	15.00%
> 15 years, up to and including 20 years	311	45.14%	\$ 49,693,634.19	49.76%
> 20 years, up to and including 25 years	145	21.04%	\$ 28,235,291.76	28.27%
> 25 years	0	0.00%	\$ -	0.00%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	673	97.68%	\$ 96,667,473.90	96.80%
Fixed	16	2.32%	\$ 3,192,778.75	3.20%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	681	98.84%	\$ 97,332,253.37	97.47%
Interest Only	8	1.16%	\$ 2,527,999.28	2.53%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	620	89.99%	\$ 87,867,377.13	87.99%
Investment	69	10.01%	\$ 11,992,875.52	12.01%
TOTAL	689	100.00%	\$ 99,860,253	100.00%

Bank of Queensland Contacts				
Tim Blumke Head of Funding, BOQ Group Treasury +61 7 3212 3438 tim.blumke@boq.com.au		Ally Tang Senior Manager Structured Finance, BOQ Group Treasury +61 7 3212 3989 ally.tang@boq.com.au		

Disclaimer

This report has been prepared by Bank of Queensland Limited (ABN 32 009 656 740) ("BOQ"). This report is for information purposes only and, does not constitute an offer, invitation, recommendation, inducement or solicitation for the purpose or sale of any notes ("Notes") issued by the trustee of the Series 2018-1 REDS Trust (the "Trustee"), or a recommendation to continue to hold Notes issued by the Trustee. This report is not intended to and does not create legal relations on the basis of the information contained in it.

This report does not contain all information that may be relevant to an investor in relation to its investment in Notes issued by the Trustee and any statement as to any future matter is a present prediction of a possible future outcome, the accuracy of which cannot be guaranteed. The information contained in this report is not a representation or guarantee of the future performance of BOQ, any Notes issued by the Trustee or any mortgage loans held by the Trustee.

This report is for the information of investors who have acquired Notes after reviewing, understanding and obtaining their own professional legal, regulatory, tax and accounting advice in relation to the offering documents pursuant to which the Notes were issued and no person is authorised to use it for any other purpose.

BOQ does not warrant or represent that this report (or the information set out or referred to in this report) is accurate, reliable, complete or up to date. BOQ does not accept responsibility for, or liability arising from, any information or representation contained in this report. This report does not constitute any form of investment, legal, tax or other advice and does not take into account the investment objectives, financial situation or needs of any particular investor.

To the fullest extent permitted by law, BOQ and any of its directors, officers, employees and advisers, expressly disclaim all and any responsibility for and shall not be liable in any way whatsoever (whether in negligence or otherwise) for any loss, costs or expenses of any nature (whether direct, indirect or consequential) which may be suffered by any person relying upon this report (or any information, conclusions or omissions contained in this report).

Recipients should not rely upon the contents of this report, but should make their own assessment and evaluation and seek their own advice to enable them to make any decision concerning their own risk.