

## Series 2018-1 REDS Trust Monthly Investor Report

Monthly Report from 03 Apr 2025 to 02 May 2025 inclusive

Current Payment Date: 16 May 2025

### 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
Original Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$144,621,799.52
Bond Factor	0.144621800
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 Subordination
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	\$ 121,464,554.49	0.59834756	5.2699%	28.2686%	16.0123%
Class A2 Notes	\$ 26,000,000.00	\$ 7,526,104.63	0.28946556	5.2699%	4.4888%	10.8083%
Class AB Notes	\$ 9,400,000.00	\$ 2,720,976.29	0.28946556	5.5699%	3.7074%	8.9268%
Class B Notes	\$ 17,800,000.00	\$ 5,152,487.02	0.28946556	5.7699%	2.2278%	5.3641%
Class C Notes	\$ 13,400,000.00	\$ 3,878,838.54	0.28946556	6.4699%	1.1139%	2.6821%
Class D Notes	\$ 6,200,000.00	\$ 1,794,686.49	0.28946556	7.3699%	0.5985%	1.4411%
Class E Notes	\$ 7,200,000.00	\$ 2,084,152.05	0.28946556	9.9699%	N/A	N/A

Summary Report	
<b>Securitisation Reporting Period</b>	
This reporting period commences on	03-April-2025
This reporting period concludes on and includes	02-May-2025
Current Payment Date	16-May-2025
<b>Loan Analysis</b>	<b>Value</b>
Bond Balance	\$143,147,842.04
Number of Loans	903
Average Loan Size	158,525
Maximum Loan Size	733,046
<b>Security Information</b>	
Weighted Average initial LVR	65.06%
Weighted Average current LVR	45.56%
<b>Term Analysis</b>	
Minimum Term	-0.42 yrs
Maximum Term	23.50 yrs
Average Remaining Term	17.07 yrs
Weighted Average Seasoning	111.30 mths
<b>Prepayment History</b>	
Monthly CPR *	17.55%

\* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Current	878	97.23%	\$ 135,776,392.16	94.85%
> 0 days, up to and including 30 days	14	1.55%	\$ 3,514,719.99	2.46%
> 30 days, up to and including 60 days	2	0.22%	\$ 635,416.77	0.44%
> 60 days, up to and including 90 days	1	0.11%	\$ 336,237.59	0.23%
> 90 days	8	0.89%	\$ 2,885,075.53	2.02%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>143,147,842</b>	<b>100.00%</b>

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	258	28.57%	\$ 44,749,819	31.26%
QLD Non Metro	323	35.77%	\$ 43,820,624	30.61%
NSW	126	13.95%	\$ 21,243,760	14.84%
ACT	14	1.55%	\$ 1,628,268	1.14%
VIC	68	7.53%	\$ 14,344,590	10.02%
SA	8	0.89%	\$ 749,293	0.52%
WA	88	9.75%	\$ 13,903,795	9.71%
NT	7	0.78%	\$ 1,270,530	0.89%
Tasmania	11	1.22%	\$ 1,437,164	1.00%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>143,147,842</b>	<b>100.00%</b>

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	368	40.75%	\$ 21,781,654.13	15.22%
> 25%, up to and including 30%	66	7.31%	\$ 11,087,433.10	7.75%
> 30%, up to and including 35%	63	6.98%	\$ 12,385,022.66	8.65%
> 35%, up to and including 40%	56	6.20%	\$ 11,862,551.61	8.29%
> 40%, up to and including 45%	40	4.43%	\$ 9,783,221.72	6.83%
> 45%, up to and including 50%	59	6.53%	\$ 13,275,324.55	9.27%
> 50%, up to and including 55%	44	4.87%	\$ 9,990,608.37	6.98%
> 55%, up to and including 60%	46	5.09%	\$ 12,475,849.77	8.72%
> 60%, up to and including 65%	69	7.64%	\$ 16,725,679.67	11.68%
> 65%, up to and including 70%	56	6.20%	\$ 13,670,665.32	9.55%
> 70%, up to and including 75%	25	2.77%	\$ 6,623,792.91	4.63%
> 75%, up to and including 80%	7	0.78%	\$ 1,796,448.09	1.25%
> 80%, up to and including 85%	4	0.44%	\$ 1,689,590.14	1.18%
> 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%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>143,147,842</b>	<b>100.00%</b>

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	354	39.20%	\$ 12,135,961.76	8.48%
> A\$100,000, up to and including A\$150,000	125	13.84%	\$ 15,364,425.32	10.73%
> A\$150,000, up to and including A\$200,000	129	14.29%	\$ 22,542,482.13	15.75%
> A\$200,000, up to and including A\$250,000	97	10.74%	\$ 21,679,821.94	15.15%
> A\$250,000, up to and including A\$300,000	64	7.09%	\$ 17,605,973.68	12.30%
> A\$300,000, up to and including A\$350,000	55	6.09%	\$ 17,742,394.26	12.39%
> A\$350,000, up to and including A\$400,000	30	3.32%	\$ 11,097,077.72	7.75%
> A\$400,000, up to and including A\$500,000	28	3.10%	\$ 12,337,421.65	8.62%
> A\$500,000, up to and including A\$750,000	21	2.33%	\$ 12,642,283.58	8.83%
> 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%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	79	8.75%	\$ 15,904,033.49	11.11%
QBELMI	36	3.99%	\$ 8,783,189.62	6.14%
No Insurance	788	87.26%	\$ 118,460,618.93	82.75%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

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	903	100.00%	\$ 143,147,842.04	100.00%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

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	17	1.88%	\$ 75,405.26	0.05%
> 10 years, up to and including 15 years	48	5.32%	\$ 2,235,164.28	1.56%
> 15 years, up to and including 20 years	107	11.85%	\$ 8,652,643.81	6.04%
> 20 years, up to and including 25 years	144	15.95%	\$ 20,892,657.01	14.60%
> 25 years	587	65.01%	\$ 111,291,971.68	77.75%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	27	2.99%	\$ 367,380.93	0.26%
> 5 years, up to and including 10 years	77	8.53%	\$ 5,186,988.65	3.62%
> 10 years, up to and including 15 years	157	17.39%	\$ 18,452,752.51	12.89%
> 15 years, up to and including 20 years	197	21.82%	\$ 34,313,846.38	23.97%
> 20 years, up to and including 25 years	445	49.28%	\$ 84,826,873.57	59.26%
> 25 years	0	0.00%	\$ -	0.00%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	877	97.12%	\$ 137,721,690.95	96.21%
Fixed	26	2.88%	\$ 5,426,151.09	3.79%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	893	98.89%	\$ 139,882,415.27	97.72%
Interest Only	10	1.11%	\$ 3,265,426.77	2.28%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	809	89.59%	\$ 126,813,664.69	88.59%
Investment	94	10.41%	\$ 16,334,177.35	11.41%
<b>TOTAL</b>	<b>903</b>	<b>100.00%</b>	<b>\$ 143,147,842</b>	<b>100.00%</b>

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