

Series 2018-1 REDS Trust Monthly Investor Report

Monthly Report from 03 Jul 2025 to 02 Aug 2025 inclusive

Current Payment Date: 18 Aug 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
Orgininal Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$135,387,457.92
Bond Factor	0.135387458
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	\$ 113,708,841.37	0.56014208	4.9673%	28.2686%	16.0123%
Class A2 Notes	\$ 26,000,000.00	\$ 7,045,550.38	0.27098271	4.9673%	4.4888%	10.8083%
Class AB Notes	\$ 9,400,000.00	\$ 2,547,237.44	0.27098271	5.2673%	3.7074%	8.9268%
Class B Notes	\$ 17,800,000.00	\$ 4,823,492.18	0.27098271	5.4673%	2.2278%	5.3641%
Class C Notes	\$ 13,400,000.00	\$ 3,631,168.27	0.27098271	6.1673%	1.1139%	2.6821%
Class D Notes	\$ 6,200,000.00	\$ 1,680,092.78	0.27098271	7.0673%	0.5985%	1.4411%
Class E Notes	\$ 7,200,000.00	\$ 1,951,075.49	0.27098271	9.6673%	N/A	N/A

Summary Report	
Securitisation Reporting Period	
This reporting period commences on	03-July-2025
This reporting period concludes on and includes	02-August-2025
Current Payment Date	18-August-2025
Loan Analysis	Value
Bond Balance	\$134,007,667.34
Number of Loans	860
Average Loan Size	155,823
Maximum Loan Size	727,401
Security Information	
Weighted Average initial LVR	64.97%
Weighted Average current LVR	45.17%
Term Analysis	
Minimum Term	-0.67 yrs
Maximum Term	23.25 yrs
Average Remaining Term	16.94 yrs
Weighted Average Seasoning	114.28 mths
Prepayment History	
Monthly CPR *	17.56%

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Current	838	97.44%	\$ 127,658,634.23	95.26%
> 0 days, up to and including 30 days	12	1.40%	\$ 2,967,107.34	2.21%
> 30 days, up to and including 60 days	0	0.00%	\$ -	0.00%
> 60 days, up to and including 90 days	3	0.35%	\$ 707,299.28	0.53%
> 90 days	7	0.81%	\$ 2,674,626.49	2.00%
TOTAL	860	100.00%	134,007,667	100.00%

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	247	28.72%	\$ 41,930,268	31.29%
QLD Non Metro	309	35.93%	\$ 40,980,876	30.58%
NSW	119	13.84%	\$ 20,124,129	15.02%
ACT	14	1.63%	\$ 1,785,192	1.33%
VIC	68	7.91%	\$ 14,189,312	10.59%
SA	8	0.93%	\$ 750,094	0.56%
WA	79	9.19%	\$ 12,325,435	9.20%
NT	5	0.58%	\$ 773,193	0.58%
Tasmania	11	1.28%	\$ 1,149,168	0.86%
TOTAL	860	100.00%	134,007,667	100.00%

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	364	42.33%	\$ 21,968,373.72	16.39%
> 25%, up to and including 30%	60	6.98%	\$ 9,882,818.63	7.37%
> 30%, up to and including 35%	60	6.98%	\$ 12,156,517.61	9.07%
> 35%, up to and including 40%	53	6.16%	\$ 12,335,212.57	9.20%
> 40%, up to and including 45%	33	3.84%	\$ 7,177,796.56	5.36%
> 45%, up to and including 50%	52	6.05%	\$ 11,444,082.93	8.54%
> 50%, up to and including 55%	44	5.12%	\$ 10,187,737.37	7.60%
> 55%, up to and including 60%	39	4.53%	\$ 9,909,212.14	7.39%
> 60%, up to and including 65%	69	8.02%	\$ 16,831,186.39	12.56%
> 65%, up to and including 70%	56	6.51%	\$ 13,699,567.66	10.22%
> 70%, up to and including 75%	20	2.33%	\$ 5,209,031.58	3.89%
> 75%, up to and including 80%	5	0.58%	\$ 1,182,511.44	0.88%
> 80%, up to and including 85%	5	0.58%	\$ 2,023,618.74	1.51%
> 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	860	100.00%	134,007,667	100.00%

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	344	40.00%	\$ 11,604,692.90	8.66%
> A\$100,000, up to and including A\$150,000	115	13.37%	\$ 14,167,597.19	10.57%
> A\$150,000, up to and including A\$200,000	118	13.72%	\$ 20,391,533.82	15.22%
> A\$200,000, up to and including A\$250,000	102	11.86%	\$ 22,840,773.42	17.04%
> A\$250,000, up to and including A\$300,000	60	6.98%	\$ 16,703,258.68	12.46%
> A\$300,000, up to and including A\$350,000	49	5.70%	\$ 15,771,223.91	11.77%
> A\$350,000, up to and including A\$400,000	31	3.60%	\$ 11,418,868.32	8.52%
> A\$400,000, up to and including A\$500,000	22	2.56%	\$ 9,744,759.57	7.27%
> A\$500,000, up to and including A\$750,000	19	2.21%	\$ 11,364,959.53	8.48%
> 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	860	100.00%	\$ 134,007,667	100.00%

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	74	8.60%	\$ 14,642,520.98	10.93%
QBELMI	36	4.19%	\$ 8,661,729.04	6.46%
No Insurance	750	87.21%	\$ 110,703,417.32	82.61%
TOTAL	860	100.00%	\$ 134,007,667	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	860	100.00%	\$ 134,007,667.34	100.00%
TOTAL	860	100.00%	\$ 134,007,667	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	12	1.40%	\$ 45,163.07	0.03%
> 10 years, up to and including 15 years	45	5.23%	\$ 2,048,496.41	1.53%
> 15 years, up to and including 20 years	103	11.98%	\$ 7,908,223.77	5.90%
> 20 years, up to and including 25 years	135	15.70%	\$ 19,093,707.13	14.25%
> 25 years	565	65.70%	\$ 104,912,076.96	78.29%
TOTAL	860	100.00%	\$ 134,007,667	100.00%

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	26	3.02%	\$ 474,806.74	0.35%
> 5 years, up to and including 10 years	78	9.07%	\$ 5,133,423.14	3.83%
> 10 years, up to and including 15 years	149	17.33%	\$ 17,622,821.43	13.15%
> 15 years, up to and including 20 years	237	27.56%	\$ 39,778,166.63	29.68%
> 20 years, up to and including 25 years	370	43.02%	\$ 70,998,449.40	52.98%
> 25 years	0	0.00%	\$ -	0.00%
TOTAL	860	100.00%	\$ 134,007,667	100.00%

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	836	97.21%	\$ 129,214,074.51	96.42%
Fixed	24	2.79%	\$ 4,793,592.83	3.58%
TOTAL	860	100.00%	\$ 134,007,667	100.00%

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	852	99.07%	\$ 131,477,569.38	98.11%
Interest Only	8	0.93%	\$ 2,530,097.96	1.89%
TOTAL	860	100.00%	\$ 134,007,667	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	772	89.77%	\$ 118,814,433.07	88.66%
Investment	88	10.23%	\$ 15,193,234.27	11.34%
TOTAL	860	100.00%	\$ 134,007,667	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		

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