

Series 2018-1 REDS Trust Monthly Investor Report

Monthly Report from 03 Aug 2025 to 02 Sep 2025 inclusive

Current Payment Date: 16 Sep 2025

Notice
<p><b>No Guarantee by Bank of Queensland</b></p> <p>Neither the Class A1-R Notes, A2 Notes, Class B Notes, Class C Notes, Class D Notes nor the Class E Notes (the "<b>Notes</b>") represent deposits or other liabilities of Bank of Queensland Limited ABN 32 009 656 740 ("<b>Bank of Queensland</b>"), 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 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).</p>

Trust Details	
Austraclear ID	RDS20
Original Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$132,344,696.38
Bond Factor	0.132344696
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	\$ 111,153,295.27	0.54755318	4.7650%	28.2686%	16.0123%
Class A2 Notes	\$ 26,000,000.00	\$ 6,887,205.36	0.26489251	4.7650%	4.4888%	10.8083%
Class AB Notes	\$ 9,400,000.00	\$ 2,489,989.63	0.26489251	5.0650%	3.7074%	8.9268%
Class B Notes	\$ 17,800,000.00	\$ 4,715,086.75	0.26489251	5.2650%	2.2278%	5.3641%
Class C Notes	\$ 13,400,000.00	\$ 3,549,559.69	0.26489251	5.9650%	1.1139%	2.6821%
Class D Notes	\$ 6,200,000.00	\$ 1,642,333.59	0.26489251	6.8650%	0.5985%	1.4411%
Class E Notes	\$ 7,200,000.00	\$ 1,907,226.10	0.26489251	9.4650%	N/A	N/A

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

Summary Report	
<b>Securitisation Reporting Period</b>	
This reporting period commences on	03-August-2025
This reporting period concludes on and includes	02-September-2025
Current Payment Date	16-September-2025
<b>Loan Analysis</b>	<b>Value</b>
Pool Balance	\$130,990,821.80
Number of Loans	849
Average Loan Size	154,288
Maximum Loan Size	725,561
<b>Security Information</b>	
Weighted Average initial LVR	64.85%
Weighted Average current LVR	45.06%
<b>Term Analysis</b>	
Minimum Term	-0.75 yrs
Maximum Term	23.17 yrs
Average Remaining Term	16.89 yrs
Weighted Average Seasoning	115.34 mths
<b>Prepayment History</b>	
Monthly CPR *	21.19%

\* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	825	97.17%	\$ 123,793,868.80	94.51%
> 0 days, up to and including 30 days	12	1.41%	\$ 3,405,196.72	2.60%
> 30 days, up to and including 60 days	2	0.24%	\$ 403,001.25	0.31%
> 60 days, up to and including 90 days	2	0.24%	\$ 616,544.97	0.47%
> 90 days	8	0.94%	\$ 2,772,210.06	2.12%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	244	28.74%	\$ 41,334,804.67	31.56%
QLD Non Metro	303	35.69%	\$ 40,168,945.13	30.67%
NSW	119	14.02%	\$ 19,718,057.90	15.05%
ACT	14	1.65%	\$ 1,772,553.26	1.35%
VIC	66	7.77%	\$ 13,078,287.01	9.98%
SA	8	0.94%	\$ 750,114.63	0.57%
WA	79	9.31%	\$ 12,266,844.93	9.36%
NT	5	0.59%	\$ 770,488.88	0.59%
Tasmania	11	1.30%	\$ 1,130,725.39	0.86%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</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%	361	42.52%	\$ 21,622,131.98	16.51%
> 25%, up to and including 30%	67	7.89%	\$ 11,313,547.23	8.64%
> 30%, up to and including 35%	54	6.36%	\$ 11,013,118.28	8.41%
> 35%, up to and including 40%	48	5.65%	\$ 10,601,776.44	8.09%
> 40%, up to and including 45%	34	4.00%	\$ 7,341,830.59	5.60%
> 45%, up to and including 50%	48	5.65%	\$ 10,515,782.68	8.03%
> 50%, up to and including 55%	50	5.89%	\$ 11,401,091.20	8.70%
> 55%, up to and including 60%	35	4.12%	\$ 9,073,090.92	6.93%
> 60%, up to and including 65%	68	8.01%	\$ 16,215,334.00	12.38%
> 65%, up to and including 70%	56	6.60%	\$ 14,012,750.18	10.70%
> 70%, up to and including 75%	19	2.24%	\$ 4,848,488.80	3.70%
> 75%, up to and including 80%	4	0.47%	\$ 1,010,159.23	0.77%
> 80%, up to and including 85%	5	0.59%	\$ 2,021,720.27	1.54%
> 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>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	342	40.28%	\$ 11,475,551.24	8.76%
> A\$100,000, up to and including A\$150,000	120	14.13%	\$ 14,860,143.97	11.34%
> A\$150,000, up to and including A\$200,000	112	13.19%	\$ 19,492,603.65	14.88%
> A\$200,000, up to and including A\$250,000	97	11.43%	\$ 21,656,654.04	16.53%
> A\$250,000, up to and including A\$300,000	62	7.30%	\$ 17,191,446.83	13.12%
> A\$300,000, up to and including A\$350,000	46	5.42%	\$ 14,877,568.12	11.36%
> A\$350,000, up to and including A\$400,000	31	3.65%	\$ 11,456,419.35	8.75%
> A\$400,000, up to and including A\$500,000	21	2.47%	\$ 9,326,441.51	7.12%
> A\$500,000, up to and including A\$750,000	18	2.12%	\$ 10,653,993.09	8.13%
> 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>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	71	8.36%	\$ 13,798,088.02	10.53%
QBELMI	36	4.24%	\$ 8,635,834.50	6.59%
No Insurance	742	87.40%	\$ 108,556,899.28	82.87%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</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	849	100.00%	\$ 130,990,821.80	100.00%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</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	10	1.18%	\$ 27,190.55	0.02%
> 10 years, up to and including 15 years	45	5.30%	\$ 2,010,748.89	1.54%
> 15 years, up to and including 20 years	102	12.01%	\$ 7,749,625.53	5.92%
> 20 years, up to and including 25 years	132	15.55%	\$ 18,444,366.40	14.08%
> 25 years	560	65.96%	\$ 102,758,890.43	78.45%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	24	2.83%	\$ 442,993.27	0.34%
> 5 years, up to and including 10 years	83	9.78%	\$ 5,132,050.32	3.92%
> 10 years, up to and including 15 years	141	16.61%	\$ 17,121,812.79	13.07%
> 15 years, up to and including 20 years	250	29.45%	\$ 41,769,989.45	31.89%
> 20 years, up to and including 25 years	351	41.34%	\$ 66,523,975.97	50.79%
> 25 years	0	0.00%	\$ -	0.00%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	826	97.29%	\$ 126,318,659.46	96.43%
Fixed	23	2.71%	\$ 4,672,162.34	3.57%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	841	99.06%	\$ 128,460,731.21	98.07%
Interest Only	8	0.94%	\$ 2,530,090.59	1.93%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	761	89.63%	\$ 116,018,733.12	88.57%
Investment	88	10.37%	\$ 14,972,088.68	11.43%
<b>TOTAL</b>	<b>849</b>	<b>100.00%</b>	<b>\$ 130,990,822</b>	<b>100.00%</b>

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