

Series 2018-1 REDS Trust Monthly Investor Report

Monthly Report from 03 Sep 2025 to 02 Oct 2025 inclusive

Current Payment Date: 16 Oct 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	\$127,412,115.50	
Bond Factor	0.127412116	
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	\$ 107,010,532.97	0.52714548	4.7400%	28.2686%	16.0123%
Class A2 Notes	\$ 26,000,000.00	\$ 6,630,514.32	0.25501978	4.7400%	4.4888%	10.8083%
Class AB Notes	\$ 9,400,000.00	\$ 2,397,185.95	0.25501978	5.0400%	3.7074%	8.9268%
Class B Notes	\$ 17,800,000.00	\$ 4,539,352.11	0.25501978	5.2400%	2.2278%	5.3641%
Class C Notes	\$ 13,400,000.00	\$ 3,417,265.07	0.25501978	5.9400%	1.1139%	2.6821%
Class D Notes	\$ 6,200,000.00	\$ 1,581,122.65	0.25501978	6.8400%	0.5985%	1.4411%
Class E Notes	\$ 7,200,000.00	\$ 1,836,142.43	0.25501978	9.4400%	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-September-2025
This reporting period concludes on and includes	02-October-2025
Current Payment Date	16-October-2025
Loan Analysis	Value
Pool Balance	\$126,088,668.54
Number of Loans	827
Average Loan Size	152,465
Maximum Loan Size	723,628
Security Information	
Weighted Average initial LVR	64.94%
Weighted Average current LVR	44.66%
Term Analysis	
Minimum Term	-0.83 yrs
Maximum Term	23.08 yrs
Average Remaining Term	16.76 yrs
Weighted Average Seasoning	116.32 mths
Prepayment History	
Monthly CPR *	34.43%

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	807	97.58%	\$ 120,694,068.69	95.72%
> 0 days, up to and including 30 days	8	0.97%	\$ 1,658,658.49	1.32%
> 30 days, up to and including 60 days	2	0.24%	\$ 345,575.19	0.27%
> 60 days, up to and including 90 days	2	0.24%	\$ 615,145.92	0.49%
> 90 days	8	0.97%	\$ 2,775,220.25	2.20%
TOTAL	827	100.00%	\$ 126,088,669	100.00%

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	237	28.66%	\$ 39,643,350.46	31.44%
QLD Non Metro	295	35.67%	\$ 38,212,377.07	30.31%
NSW	118	14.27%	\$ 19,262,051.71	15.28%
ACT	14	1.69%	\$ 1,729,704.25	1.37%
VIC	63	7.62%	\$ 12,532,060.94	9.94%
SA	8	0.97%	\$ 752,166.08	0.60%
WA	77	9.31%	\$ 12,078,207.90	9.58%
NT	5	0.60%	\$ 761,586.94	0.60%
Tasmania	10	1.21%	\$ 1,117,163.19	0.89%
TOTAL	827	100.00%	\$ 126,088,669	100.00%

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	358	43.29%	\$ 21,665,875.12	17.18%
> 25%, up to and including 30%	67	8.10%	\$ 11,415,540.19	9.05%
> 30%, up to and including 35%	50	6.05%	\$ 9,651,522.47	7.65%
> 35%, up to and including 40%	45	5.44%	\$ 10,058,123.91	7.98%
> 40%, up to and including 45%	34	4.11%	\$ 7,886,536.60	6.25%
> 45%, up to and including 50%	46	5.56%	\$ 9,552,914.14	7.58%
> 50%, up to and including 55%	48	5.80%	\$ 11,324,893.65	8.98%
> 55%, up to and including 60%	38	4.59%	\$ 9,451,073.91	7.50%
> 60%, up to and including 65%	70	8.46%	\$ 16,374,866.14	12.99%
> 65%, up to and including 70%	44	5.32%	\$ 11,234,143.35	8.91%
> 70%, up to and including 75%	21	2.54%	\$ 5,156,211.21	4.09%
> 75%, up to and including 80%	3	0.36%	\$ 1,175,577.85	0.93%
> 80%, up to and including 85%	3	0.36%	\$ 1,141,390.00	0.91%
> 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	827	100.00%	\$ 126,088,669	100.00%

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	335	40.51%	\$ 11,106,937.83	8.81%
> A\$100,000, up to and including A\$150,000	122	14.75%	\$ 15,154,752.86	12.02%
> A\$150,000, up to and including A\$200,000	109	13.18%	\$ 19,065,146.51	15.12%
> A\$200,000, up to and including A\$250,000	92	11.12%	\$ 20,543,813.70	16.29%
> A\$250,000, up to and including A\$300,000	62	7.50%	\$ 17,143,106.44	13.60%
> A\$300,000, up to and including A\$350,000	44	5.32%	\$ 14,323,312.92	11.36%
> A\$350,000, up to and including A\$400,000	25	3.02%	\$ 9,256,631.07	7.34%
> A\$400,000, up to and including A\$500,000	20	2.42%	\$ 8,862,313.40	7.03%
> A\$500,000, up to and including A\$750,000	18	2.18%	\$ 10,632,653.81	8.43%
> 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	827	100.00%	\$ 126,088,669	100.00%

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	68	8.22%	\$ 12,686,190.04	10.06%
QBELMI	36	4.35%	\$ 8,505,286.18	6.75%
No Insurance	723	87.42%	\$ 104,897,192.32	83.19%
TOTAL	827	100.00%	\$ 126,088,669	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	827	100.00%	\$ 126,088,668.54	100.00%
TOTAL	827	100.00%	\$ 126,088,669	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	10	1.21%	\$ 28,513.55	0.02%
> 10 years, up to and including 15 years	43	5.20%	\$ 1,928,249.80	1.53%
> 15 years, up to and including 20 years	102	12.33%	\$ 7,544,077.47	5.98%
> 20 years, up to and including 25 years	131	15.84%	\$ 18,098,578.60	14.35%
> 25 years	541	65.42%	\$ 98,489,249.12	78.11%
TOTAL	827	100.00%	\$ 126,088,669	100.00%

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	24	2.90%	\$ 409,286.17	0.32%
> 5 years, up to and including 10 years	84	10.16%	\$ 5,038,506.34	4.00%
> 10 years, up to and including 15 years	140	16.93%	\$ 17,007,090.13	13.49%
> 15 years, up to and including 20 years	257	31.08%	\$ 42,429,019.16	33.65%
> 20 years, up to and including 25 years	322	38.94%	\$ 61,204,766.74	48.54%
> 25 years	0	0.00%	\$ -	0.00%
TOTAL	827	100.00%	\$ 126,088,669	100.00%

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	804	97.22%	\$ 121,429,682.46	96.30%
Fixed	23	2.78%	\$ 4,658,986.08	3.70%
TOTAL	827	100.00%	\$ 126,088,669	100.00%

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	819	99.03%	\$ 123,558,650.68	97.99%
Interest Only	8	0.97%	\$ 2,530,017.86	2.01%
TOTAL	827	100.00%	\$ 126,088,669	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	740	89.48%	\$ 111,215,067.60	88.20%
Investment	87	10.52%	\$ 14,873,600.94	11.80%
TOTAL	827	100.00%	\$ 126,088,669	100.00%

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