

Series 2018-1 REDS Trust Monthly Investor Report

Monthly Report from 03 Nov 2025 to 02 Dec 2025 inclusive

Current Payment Date: 16 Dec 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	RDSD20
Orgininal Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$119,543,723.32
Bond Factor	0.119543723
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	\$ 100,402,049.64	0.49459138	4.7498%	28.2686%	16.0123%
Class A2 Notes	\$ 26,000,000.00	\$ 6,221,043.94	0.23927092	4.7498%	4.4888%	10.8083%
Class AB Notes	\$ 9,400,000.00	\$ 2,249,146.66	0.23927092	5.0498%	3.7074%	8.9268%
Class B Notes	\$ 17,800,000.00	\$ 4,259,022.39	0.23927092	5.2498%	2.2278%	5.3641%
Class C Notes	\$ 13,400,000.00	\$ 3,206,230.34	0.23927092	5.9498%	1.1139%	2.6821%
Class D Notes	\$ 6,200,000.00	\$ 1,483,479.71	0.23927092	6.8498%	0.5985%	1.4411%
Class E Notes	\$ 7,200,000.00	\$ 1,722,750.63	0.23927092	9.4498%	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-November-2025
This reporting period concludes on and includes	02-December-2025
Current Payment Date	16-December-2025
<b>Loan Analysis</b>	<b>Value</b>
Pool Balance	\$118,305,517.52
Number of Loans	790
Average Loan Size	149,754
Maximum Loan Size	719,610
<b>Security Information</b>	
Weighted Average initial LVR	64.85%
Weighted Average current LVR	44.24%
<b>Term Analysis</b>	
Minimum Term	-1.00 yrs
Maximum Term	22.92 yrs
Average Remaining Term	16.63 yrs
Weighted Average Seasoning	118.05 mths
<b>Prepayment History</b>	
Monthly CPR *	32.05%

\* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	764	96.71%	\$ 111,385,391.25	94.15%
> 0 days, up to and including 30 days	15	1.90%	\$ 3,690,363.06	3.12%
> 30 days, up to and including 60 days	2	0.25%	\$ 242,909.35	0.21%
> 60 days, up to and including 90 days	2	0.25%	\$ 555,802.18	0.47%
> 90 days	7	0.89%	\$ 2,431,051.68	2.05%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	223	28.23%	\$ 36,562,573.54	30.91%
QLD Non Metro	280	35.44%	\$ 35,823,168.89	30.28%
NSW	114	14.43%	\$ 17,895,255.24	15.13%
ACT	14	1.77%	\$ 1,705,664.35	1.44%
VIC	62	7.85%	\$ 11,981,780.00	10.13%
SA	8	1.01%	\$ 745,643.61	0.63%
WA	75	9.49%	\$ 11,753,547.32	9.93%
NT	5	0.63%	\$ 755,806.25	0.64%
Tasmania	9	1.14%	\$ 1,082,078.32	0.91%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</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%	349	44.18%	\$ 20,890,256.21	17.66%
> 25%, up to and including 30%	62	7.85%	\$ 10,923,038.00	9.23%
> 30%, up to and including 35%	52	6.58%	\$ 10,009,928.19	8.46%
> 35%, up to and including 40%	41	5.19%	\$ 9,200,667.74	7.78%
> 40%, up to and including 45%	34	4.30%	\$ 7,155,169.58	6.05%
> 45%, up to and including 50%	40	5.06%	\$ 8,871,863.99	7.50%
> 50%, up to and including 55%	45	5.70%	\$ 10,219,765.31	8.64%
> 55%, up to and including 60%	36	4.56%	\$ 8,998,028.42	7.61%
> 60%, up to and including 65%	71	8.99%	\$ 16,178,953.22	13.68%
> 65%, up to and including 70%	34	4.30%	\$ 8,716,401.97	7.37%
> 70%, up to and including 75%	19	2.41%	\$ 4,647,241.90	3.93%
> 75%, up to and including 80%	4	0.51%	\$ 1,356,715.30	1.15%
> 80%, up to and including 85%	3	0.38%	\$ 1,137,487.69	0.96%
> 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>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	330	41.77%	\$ 11,446,262.74	9.68%
> A\$100,000, up to and including A\$150,000	108	13.67%	\$ 13,351,193.23	11.29%
> A\$150,000, up to and including A\$200,000	109	13.80%	\$ 18,914,051.64	15.99%
> A\$200,000, up to and including A\$250,000	87	11.01%	\$ 19,338,358.53	16.35%
> A\$250,000, up to and including A\$300,000	55	6.96%	\$ 15,163,790.57	12.82%
> A\$300,000, up to and including A\$350,000	41	5.19%	\$ 13,286,146.74	11.23%
> A\$350,000, up to and including A\$400,000	25	3.16%	\$ 9,220,739.26	7.79%
> A\$400,000, up to and including A\$500,000	21	2.66%	\$ 9,262,891.87	7.83%
> A\$500,000, up to and including A\$750,000	14	1.77%	\$ 8,322,082.94	7.03%
> 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>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	65	8.23%	\$ 11,848,755.58	10.02%
QBELMI	34	4.30%	\$ 7,835,739.28	6.62%
No Insurance	691	87.47%	\$ 98,621,022.66	83.36%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</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	790	100.00%	\$ 118,305,517.52	100.00%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</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	7	0.89%	\$ 18,637.51	0.02%
> 10 years, up to and including 15 years	40	5.06%	\$ 1,797,887.73	1.52%
> 15 years, up to and including 20 years	102	12.91%	\$ 7,327,795.69	6.19%
> 20 years, up to and including 25 years	123	15.57%	\$ 17,310,270.65	14.63%
> 25 years	518	65.57%	\$ 91,850,925.94	77.64%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	19	2.41%	\$ 314,144.18	0.27%
> 5 years, up to and including 10 years	93	11.77%	\$ 5,760,604.80	4.87%
> 10 years, up to and including 15 years	128	16.20%	\$ 15,594,327.37	13.18%
> 15 years, up to and including 20 years	269	34.05%	\$ 42,976,553.34	36.33%
> 20 years, up to and including 25 years	281	35.57%	\$ 53,659,887.83	45.36%
> 25 years	0	0.00%	\$ -	0.00%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	769	97.34%	\$ 114,207,009.12	96.54%
Fixed	21	2.66%	\$ 4,098,508.40	3.46%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	782	98.99%	\$ 115,775,499.66	97.86%
Interest Only	8	1.01%	\$ 2,530,017.86	2.14%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	705	89.24%	\$ 103,980,285.02	87.89%
Investment	85	10.76%	\$ 14,325,232.50	12.11%
<b>TOTAL</b>	<b>790</b>	<b>100.00%</b>	<b>\$ 118,305,518</b>	<b>100.00%</b>

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