Series 2019-1 REDS Trust Monthly Investor Report

Monthly Report from 09 Jul 2026 to 08 Aug 2026 inclusive

Current Payment Date: 24 Aug 2026

Notice

No Guarantee by Bank of Queensland

Neither the Class A Notes, AB Notes, Class B Notes, Class C Notes, Class D Notes, Class E Notes nor the Class F 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 2019-1 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	$119,137,569.88
Bond Factor	0.119137570
Asset Classes	Residential mortgage-backed securities
Collateral Type	Prime, domestic, full-doc residential mortgages
Program Sponsor	Bank of Queensland Limited
Issue Date	29-August-2019
Legal Maturity Date	23-February-2051

Class	Original Balance	Current Balance	Bond Factor	Current Coupon Rate	Original Subordination	Current Subordinati
Class A Notes	$ 920,000,000.00	$ -	0.00000000	5.3020%	8.0000%	0.0000%
Class A-R Notes	$ 180,000,000.00	$ 99,642,296.37	0.55356831	5.2720%	16.4300%	16.3637%
Class AB Notes	$ 27,400,000.00	$ 6,677,131.18	0.24369092	5.9220%	5.4000%	10.7591%
Class B Notes	$ 18,000,000.00	$ 4,386,436.54	0.24369092	6.1220%	4.4600%	7.0773%
Class C Notes	$ 14,600,000.00	$ 3,557,887.41	0.24369092	6.7720%	2.6800%	4.0909%
Class D Notes	$ 8,500,000.00	$ 2,071,372.81	0.24369092	7.3720%	1.3400%	2.3523%
Class E Notes	$ 5,000,000.00	$ 1,218,454.59	0.24369092	8.8220%	0.7200%	1.3295%
Class F Notes	$ 6,500,000.00	$ 1,583,990.97	0.24369092	10.1220%	N/A	N/A

Summary Report	
Securitisation Reporting Period	
This reporting period commences on	09-July-2026
This reporting period concludes on and includes	08-August-2026
Current Payment Date	24-August-2026
Loan Analysis	**Value**
Pool Balance	$117,911,973.41
Number of Loans	565
Average Loan Size	$ 208,693.76
Maximum Loan Size	984,811
Security Information	
Weighted Average initial LVR	64.81%
Weighted Average current LVR	46.66%
Term Analysis	
Minimum Term	0.25 yrs
Maximum Term	24.08 yrs
Average Remaining Term	18.81 yrs
Weighted Average Seasoning	107.57 mths
Prepayment History	
Monthly CPR *	27.00%

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	554	98.05%	$ 113,908,829.82	96.60%
> 0 days, up to and including 30 days	6	1.06%	$ 1,598,859.31	1.36%
> 30 days, up to and including 60 days	4	0.71%	$ 1,419,473.38	1.20%
> 60 days, up to and including 90 days	0	0.00%	$ -	0.00%
> 90 days	1	0.18%	$ 984,810.90	0.84%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitian	161	28.50%	$ 31,860,188.45	27.02%
QLD Non Metro	118	20.88%	$ 17,954,604.59	15.23%
NSW	120	21.24%	$ 29,844,194.11	25.31%
ACT	3	0.53%	$ 689,645.64	0.58%
VIC	83	14.69%	$ 20,571,881.07	17.45%
SA	7	1.24%	$ 1,082,240.36	0.92%
WA	62	10.97%	$ 13,762,107.42	11.67%
NT	3	0.53%	$ 867,395.74	0.74%
Tasmania	8	1.42%	$ 1,279,716.03	1.09%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	167	29.56%	$ 17,916,154.00	15.19%
> 25%, up to and including 30%	32	5.66%	$ 6,676,453.87	5.66%
> 30%, up to and including 35%	35	6.19%	$ 7,851,653.84	6.66%
> 35%, up to and including 40%	34	6.02%	$ 7,896,119.53	6.70%
> 40%, up to and including 45%	39	6.90%	$ 6,956,236.31	5.90%
> 45%, up to and including 50%	68	12.04%	$ 15,776,058.33	13.38%
> 50%, up to and including 55%	44	7.79%	$ 11,176,412.02	9.48%
> 55%, up to and including 60%	45	7.96%	$ 12,099,205.86	10.26%
> 60%, up to and including 65%	45	7.96%	$ 12,161,023.53	10.31%
> 65%, up to and including 70%	37	6.55%	$ 10,907,689.13	9.25%
> 70%, up to and including 75%	9	1.59%	$ 4,341,258.61	3.68%
> 75%, up to and including 80%	7	1.24%	$ 2,778,050.81	2.36%
> 80%, up to and including 85%	3	0.53%	$ 1,375,657.57	1.17%
> 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	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A$100,000	157	27.79%	$ 6,056,020.67	5.14%
> A$100,000, up to and including A$150,000	69	12.21%	$ 8,590,091.64	7.29%
> A$150,000, up to and including A$200,000	71	12.57%	$ 12,650,691.97	10.73%
> A$200,000, up to and including A$250,000	75	13.27%	$ 16,789,124.12	14.24%
> A$250,000, up to and including A$300,000	54	9.56%	$ 14,883,867.54	12.62%
> A$300,000, up to and including A$350,000	32	5.66%	$ 10,413,662.23	8.83%
> A$350,000, up to and including A$400,000	36	6.37%	$ 13,523,828.46	11.47%
> A$400,000, up to and including A$500,000	47	8.32%	$ 20,600,901.37	17.47%
> A$500,000, up to and including A$750,000	22	3.89%	$ 12,603,665.89	10.69%
> A$750,000, up to and including A$1,000,000	2	0.35%	$ 1,800,119.52	1.53%
> A$1,000,000	0	0.00%	$ -	0.00%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	20	3.54%	$ 5,074,600.94	4.30%
QBELMI	6	1.06%	$ 1,095,704.73	0.93%
No Insurance	539	95.40%	$ 111,741,667.74	94.77%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**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	565	100.00%	$ 117,911,973.41	100.00%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**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	3	0.53%	$ 36,966.67	0.03%
> 10 years, up to and including 15 years	19	3.36%	$ 1,214,395.87	1.03%
> 15 years, up to and including 20 years	36	6.37%	$ 3,082,564.07	2.61%
> 20 years, up to and including 25 years	64	11.33%	$ 12,514,943.16	10.61%
> 25 years	443	78.41%	$ 101,063,103.64	85.71%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	17	3.01%	$ 397,424.74	0.34%
> 5 years, up to and including 10 years	20	3.54%	$ 2,172,940.33	1.84%
> 10 years, up to and including 15 years	46	8.14%	$ 6,323,940.02	5.36%
> 15 years, up to and including 20 years	169	29.91%	$ 34,534,217.89	29.29%
> 20 years, up to and including 25 years	313	55.40%	$ 74,483,450.43	63.17%
> 25 years	0	0.00%	$ -	0.00%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	548	96.99%	$ 114,664,993.83	97.25%
Fixed	17	3.01%	$ 3,246,979.58	2.75%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	553	97.88%	$ 113,593,703.78	96.34%
Interest Only	12	2.12%	$ 4,318,269.63	3.66%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	342	60.53%	$ 66,717,738.93	56.58%
Investment	223	39.47%	$ 51,194,234.48	43.42%
TOTAL	**565**	**100.00%**	**$ 117,911,973**	**100.00%**

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