

Series 2019-1 REDS Trust Monthly Investor Report

Monthly Report from 08 Sep 2026 to 08 Oct 2026 inclusive

Current Payment Date: 23 Oct 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	RDS20
Original Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$111,574,301.43
Bond Factor	0.111574301
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 Subordination
Class A Notes	\$ 920,000,000.00	\$ -	0.00000000	5.4525%	8.0000%	0.0000%
Class A-R Notes	\$ 180,000,000.00	\$ 93,316,655.88	0.51842587	5.4225%	16.4300%	16.3637%
Class AB Notes	\$ 27,400,000.00	\$ 6,253,243.60	0.22822057	6.0725%	5.4000%	10.7591%
Class B Notes	\$ 18,000,000.00	\$ 4,107,970.25	0.22822057	6.2725%	4.4600%	7.0773%
Class C Notes	\$ 14,600,000.00	\$ 3,332,020.31	0.22822057	6.9225%	2.6800%	4.0909%
Class D Notes	\$ 8,500,000.00	\$ 1,939,874.84	0.22822057	7.5225%	1.3400%	2.3523%
Class E Notes	\$ 5,000,000.00	\$ 1,141,102.85	0.22822057	8.9725%	0.7200%	1.3295%
Class F Notes	\$ 6,500,000.00	\$ 1,483,433.70	0.22822057	10.2725%	N/A	N/A

Summary Report	
Securitisation Reporting Period	
This reporting period commences on	08-September-2026
This reporting period concludes on and includes	08-October-2026
Current Payment Date	23-October-2026
Loan Analysis	
	Value
Pool Balance	\$110,423,376.09
Number of Loans	541
Average Loan Size	\$ 204,109.75
Maximum Loan Size	998,878
Security Information	
Weighted Average initial LVR	64.98%
Weighted Average current LVR	46.30%
Term Analysis	
Minimum Term	0.25 yrs
Maximum Term	23.92 yrs
Average Remaining Term	18.70 yrs
Weighted Average Seasoning	109.87 mths
Prepayment History	
Monthly CPR *	29.31%

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	529	97.78%	\$ 106,529,672.17	96.47%
> 0 days, up to and including 30 days	8	1.48%	\$ 2,088,934.73	1.89%
> 30 days, up to and including 60 days	2	0.37%	\$ 344,815.22	0.31%
> 60 days, up to and including 90 days	0	0.00%	\$ -	0.00%
> 90 days	2	0.37%	\$ 1,459,953.97	1.32%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	153	28.28%	\$ 30,194,322.30	27.34%
QLD Non Metro	114	21.07%	\$ 16,867,265.70	15.28%
NSW	115	21.26%	\$ 27,341,996.58	24.76%
ACT	3	0.55%	\$ 670,277.70	0.61%
VIC	79	14.60%	\$ 18,727,917.81	16.96%
SA	7	1.29%	\$ 1,082,363.87	0.98%
WA	60	11.09%	\$ 13,442,166.71	12.17%
NT	3	0.55%	\$ 864,261.81	0.78%
Tasmania	7	1.29%	\$ 1,232,803.61	1.12%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	162	29.94%	\$ 16,608,871.48	15.04%
> 25%, up to and including 30%	29	5.36%	\$ 6,317,801.61	5.72%
> 30%, up to and including 35%	37	6.84%	\$ 8,145,064.98	7.38%
> 35%, up to and including 40%	30	5.55%	\$ 6,713,249.60	6.08%
> 40%, up to and including 45%	41	7.58%	\$ 8,662,580.77	7.84%
> 45%, up to and including 50%	64	11.83%	\$ 14,535,078.93	13.16%
> 50%, up to and including 55%	44	8.13%	\$ 10,698,224.34	9.69%
> 55%, up to and including 60%	46	8.50%	\$ 10,829,250.99	9.81%
> 60%, up to and including 65%	35	6.47%	\$ 10,028,601.71	9.08%
> 65%, up to and including 70%	35	6.47%	\$ 10,078,805.70	9.13%
> 70%, up to and including 75%	8	1.48%	\$ 3,641,161.79	3.30%
> 75%, up to and including 80%	7	1.29%	\$ 2,779,360.35	2.52%
> 80%, up to and including 85%	1	0.18%	\$ 317,692.27	0.29%
> 85%, up to and including 90%	2	0.37%	\$ 1,067,631.57	0.97%
> 90%, up to and including 95%	0	0.00%	\$ -	0.00%
> 95%, up to and including 100%	0	0.00%	\$ -	0.00%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	156	28.84%	\$ 6,050,813.94	5.48%
> A\$100,000, up to and including A\$150,000	60	11.09%	\$ 7,431,111.49	6.73%
> A\$150,000, up to and including A\$200,000	71	13.12%	\$ 12,678,725.46	11.48%
> A\$200,000, up to and including A\$250,000	72	13.31%	\$ 16,018,223.57	14.51%
> A\$250,000, up to and including A\$300,000	53	9.80%	\$ 14,531,508.32	13.16%
> A\$300,000, up to and including A\$350,000	34	6.28%	\$ 11,090,285.78	10.04%
> A\$350,000, up to and including A\$400,000	35	6.47%	\$ 13,232,015.26	11.98%
> A\$400,000, up to and including A\$500,000	43	7.95%	\$ 18,911,976.59	17.13%
> A\$500,000, up to and including A\$750,000	16	2.96%	\$ 9,479,837.30	8.58%
> A\$750,000, up to and including A\$1,000,000	1	0.18%	\$ 998,878.38	0.90%
> A\$1,000,000	0	0.00%	\$ -	0.00%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	20	3.70%	\$ 5,014,347.11	4.54%
QBELMI	5	0.92%	\$ 680,440.36	0.62%
No Insurance	516	95.38%	\$ 104,728,588.62	94.84%
TOTAL	541	100.00%	\$ 110,423,376	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	541	100.00%	\$ 110,423,376.09	100.00%
TOTAL	541	100.00%	\$ 110,423,376	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	2	0.37%	\$ 28,810.67	0.03%
> 10 years, up to and including 15 years	18	3.33%	\$ 781,651.37	0.71%
> 15 years, up to and including 20 years	34	6.28%	\$ 2,768,274.80	2.51%
> 20 years, up to and including 25 years	59	10.91%	\$ 11,529,427.06	10.44%
> 25 years	428	79.11%	\$ 95,315,212.19	86.32%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	16	2.96%	\$ 364,569.13	0.33%
> 5 years, up to and including 10 years	17	3.14%	\$ 1,493,773.75	1.35%
> 10 years, up to and including 15 years	50	9.24%	\$ 6,871,995.63	6.22%
> 15 years, up to and including 20 years	169	31.24%	\$ 34,529,876.90	31.27%
> 20 years, up to and including 25 years	289	53.42%	\$ 67,163,160.68	60.82%
> 25 years	0	0.00%	\$ -	0.00%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	524	96.86%	\$ 107,197,851.54	97.08%
Fixed	17	3.14%	\$ 3,225,524.55	2.92%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	530	97.97%	\$ 106,466,404.52	96.42%
Interest Only	11	2.03%	\$ 3,956,971.57	3.58%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	327	60.44%	\$ 62,439,442.64	56.55%
Investment	214	39.56%	\$ 47,983,933.45	43.45%
TOTAL	541	100.00%	\$ 110,423,376	100.00%

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