

Series 2019-1 REDS Trust Monthly Investor Report

Monthly Report from 09 Dec 2025 to 08 Jan 2026 inclusive

Current Payment Date: 23 Jan 2026

Notice
<p>No Guarantee by Bank of Queensland</p> <p>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.</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 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).</p>

Trust Details	
Austraclear ID	RDSD20
Orgininal Balance \$A	\$1,000,000,000.00
Current Balance \$A	\$142,461,918.51
Bond Factor	0.142461919
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	\$ 0.00	0.00000000	4.5300%	8.0000%	0.0000%
Class A-R Notes	\$ 180,000,000.00	\$ 119,149,926.60	0.66194404	4.5000%	16.4300%	16.3637%
Class AB Notes	\$ 27,400,000.00	\$ 7,984,357.23	0.29139990	5.1500%	5.4000%	10.7591%
Class B Notes	\$ 18,000,000.00	\$ 5,245,198.18	0.29139990	5.3500%	4.4600%	7.0773%
Class C Notes	\$ 14,600,000.00	\$ 4,254,438.52	0.29139990	6.0000%	2.6800%	4.0909%
Class D Notes	\$ 8,500,000.00	\$ 2,476,899.14	0.29139990	6.6000%	1.3400%	2.3523%
Class E Notes	\$ 5,000,000.00	\$ 1,456,999.49	0.29139990	8.0500%	0.7200%	1.3295%
Class F Notes	\$ 6,500,000.00	\$ 1,894,099.34	0.29139990	9.3500%	N/A	N/A

Summary Report				
Securitisation Reporting Period				
This reporting period commences on			09-December-2025	
This reporting period concludes on and includes			08-January-2026	
Current Payment Date			23-January-2026	
Loan Analysis			Value	
Pool Balance			\$141,005,122.60	
Number of Loans			651	
Average Loan Size		\$	216,597.73	
Maximum Loan Size			941,487	
Security Information				
Weighted Average initial LVR			64.04%	
Weighted Average current LVR			47.63%	
Term Analysis				
Minimum Term			0.08 yrs	
Maximum Term			24.67 yrs	
Average Remaining Term			19.44 yrs	
Weighted Average Seasoning			100.37 mths	
Prepayment History				
Monthly CPR *			21.48%	

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Balance	639	98.16%	\$ 136,808,552.07	97.02%
> 0 days, up to and including 30 days	7	1.08%	\$ 2,271,403.28	1.61%
> 30 days, up to and including 60 days	1	0.15%	\$ 180,329.16	0.13%
> 60 days, up to and including 90 days	1	0.15%	\$ 266,693.41	0.19%
> 90 days	3	0.46%	\$ 1,478,144.68	1.05%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	184	28.26%	\$ 37,469,952.14	26.57%
QLD Non Metro	130	19.97%	\$ 20,967,177.76	14.87%
NSW	143	21.97%	\$ 36,134,389.22	25.63%
ACT	3	0.46%	\$ 742,922.18	0.53%
VIC	93	14.29%	\$ 24,951,120.20	17.70%
SA	8	1.23%	\$ 1,276,362.09	0.91%
WA	76	11.67%	\$ 17,001,657.22	12.06%
NT	3	0.46%	\$ 879,979.19	0.62%
Tasmania	11	1.69%	\$ 1,581,562.60	1.12%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	188	28.88%	\$ 21,166,345.04	15.01%
> 25%, up to and including 30%	39	5.99%	\$ 8,558,043.65	6.07%
> 30%, up to and including 35%	39	5.99%	\$ 8,525,025.83	6.05%
> 35%, up to and including 40%	37	5.68%	\$ 9,314,532.92	6.61%
> 40%, up to and including 45%	45	6.91%	\$ 8,930,836.24	6.33%
> 45%, up to and including 50%	61	9.37%	\$ 13,533,580.41	9.60%
> 50%, up to and including 55%	52	7.99%	\$ 13,209,527.77	9.37%
> 55%, up to and including 60%	51	7.83%	\$ 13,424,269.51	9.52%
> 60%, up to and including 65%	59	9.06%	\$ 16,193,794.13	11.48%
> 65%, up to and including 70%	50	7.68%	\$ 15,588,037.13	11.05%
> 70%, up to and including 75%	17	2.61%	\$ 7,343,868.70	5.21%
> 75%, up to and including 80%	10	1.54%	\$ 3,864,776.03	2.74%
> 80%, up to and including 85%	3	0.46%	\$ 1,352,485.24	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%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	172	26.42%	\$ 7,236,517.38	5.13%
> A\$100,000, up to and including A\$150,000	75	11.52%	\$ 9,495,039.47	6.73%
> A\$150,000, up to and including A\$200,000	72	11.06%	\$ 12,659,746.40	8.98%
> A\$200,000, up to and including A\$250,000	93	14.29%	\$ 20,505,842.29	14.54%
> A\$250,000, up to and including A\$300,000	57	8.76%	\$ 15,494,257.13	10.99%
> A\$300,000, up to and including A\$350,000	61	9.37%	\$ 19,658,471.34	13.94%
> A\$350,000, up to and including A\$400,000	33	5.07%	\$ 12,474,533.03	8.85%
> A\$400,000, up to and including A\$500,000	56	8.60%	\$ 24,462,765.75	17.35%
> A\$500,000, up to and including A\$750,000	30	4.61%	\$ 17,250,377.35	12.23%
> A\$750,000, up to and including A\$1,000,000	2	0.31%	\$ 1,767,572.46	1.25%
> A\$1,000,000	0	0.00%	\$ -	0.00%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
HELIA	26	3.99%	\$ 6,459,387.36	4.58%
QBELMI	7	1.08%	\$ 1,345,518.63	0.95%
No Insurance	618	94.93%	\$ 133,200,216.61	94.46%
TOTAL	651	100.00%	\$ 141,005,123	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	651	100.00%	\$ 141,005,122.60	100.00%
TOTAL	651	100.00%	\$ 141,005,123	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	5	0.77%	\$ 59,445.07	0.04%
> 10 years, up to and including 15 years	21	3.23%	\$ 1,512,936.44	1.07%
> 15 years, up to and including 20 years	38	5.84%	\$ 3,672,327.81	2.60%
> 20 years, up to and including 25 years	74	11.37%	\$ 15,540,286.16	11.02%
> 25 years	513	78.80%	\$ 120,220,127.12	85.26%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	17	2.61%	\$ 345,064.19	0.24%
> 5 years, up to and including 10 years	22	3.38%	\$ 2,202,041.30	1.56%
> 10 years, up to and including 15 years	43	6.61%	\$ 5,549,520.78	3.94%
> 15 years, up to and including 20 years	152	23.35%	\$ 33,409,717.08	23.69%
> 20 years, up to and including 25 years	417	64.06%	\$ 99,498,779.25	70.56%
> 25 years	0	0.00%	\$ -	0.00%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	627	96.31%	\$ 136,060,932.71	96.49%
Fixed	24	3.69%	\$ 4,944,189.89	3.51%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	631	96.93%	\$ 133,761,324.02	94.86%
Interest Only	20	3.07%	\$ 7,243,798.58	5.14%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	398	61.14%	\$ 81,768,171.10	57.99%
Investment	253	38.86%	\$ 59,236,951.50	42.01%
TOTAL	651	100.00%	\$ 141,005,123	100.00%

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