

Series 2019-1 REDS Trust Monthly Investor Report

Monthly Report from 09 Jun 2025 to 08 Jul 2025 inclusive

Current Payment Date: 23 Jul 2025

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	\$167,742,677.73
Bond Factor	0.167742678
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	\$ 0.00	0.00000000	4.6725%	8.0000%	16.3637%
Class A-R Notes	\$ 180,000,000.00	\$ 140,293,826.92	0.77941015	4.6425%	16.4300%	16.3637%
Class AB Notes	\$ 27,400,000.00	\$ 9,401,231.40	0.34311064	5.2925%	5.4000%	10.7591%
Class B Notes	\$ 18,000,000.00	\$ 6,175,991.43	0.34311064	5.4925%	4.4600%	7.0773%
Class C Notes	\$ 14,600,000.00	\$ 5,009,415.27	0.34311064	6.1425%	2.6800%	4.0909%
Class D Notes	\$ 8,500,000.00	\$ 2,916,440.40	0.34311064	6.7425%	1.3400%	2.3523%
Class E Notes	\$ 5,000,000.00	\$ 1,715,553.18	0.34311064	8.1925%	0.7200%	1.3295%
Class F Notes	\$ 6,500,000.00	\$ 2,230,219.13	0.34311064	9.4925%	N/A	N/A

Summary Report	
Securitisation Reporting Period	
This reporting period commences on	09-June-2025
This reporting period concludes on and includes	08-July-2025
Current Payment Date	23-July-2025
Loan Analysis	Value
Pool Balance	\$166,032,900.71
Number of Loans	734
Average Loan Size	226,203
Maximum Loan Size	906,699
Security Information	
Weighted Average initial LVR	64.02%
Weighted Average current LVR	49.05%
Term Analysis	
Minimum Term	0.58 yrs
Maximum Term	25.17 yrs
Average Remaining Term	20.05 yrs
Weighted Average Seasoning	93.88 mths
Prepayment History	
Monthly CPR *	18.59%

* Based on S&P Methodology

Arrears*	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Current	716	97.55%	\$ 160,215,583.92	96.50%
> 0 days, up to and including 30 days	11	1.50%	\$ 3,232,478.88	1.95%
> 30 days, up to and including 60 days	1	0.14%	\$ 351,931.16	0.21%
> 60 days, up to and including 90 days	4	0.54%	\$ 1,226,295.37	0.74%
> 90 days	2	0.27%	\$ 1,006,611.38	0.61%
TOTAL	734	100.00%	166,032,901	100.00%

Geographical Position	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Brisbane Metropolitan	211	28.75%	\$ 45,941,295	27.67%
QLD Non Metro	153	20.84%	\$ 26,123,253	15.73%
NSW	154	20.98%	\$ 39,580,185	23.84%
ACT	7	0.95%	\$ 1,722,091	1.04%
VIC	108	14.71%	\$ 30,690,519	18.48%
SA	8	1.09%	\$ 1,299,790	0.78%
WA	79	10.76%	\$ 18,150,762	10.93%
NT	3	0.41%	\$ 892,684	0.54%
Tasmania	11	1.50%	\$ 1,632,322	0.98%
TOTAL	734	100.00%	166,032,901	100.00%

Current Loan to Value Ratio (LVR)	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 25%	198	26.98%	\$ 23,094,983.62	13.91%
> 25%, up to and including 30%	36	4.90%	\$ 8,849,296.59	5.33%
> 30%, up to and including 35%	50	6.81%	\$ 10,729,177.00	6.46%
> 35%, up to and including 40%	38	5.18%	\$ 9,010,581.67	5.43%
> 40%, up to and including 45%	49	6.68%	\$ 10,896,723.91	6.56%
> 45%, up to and including 50%	48	6.54%	\$ 11,028,201.74	6.64%
> 50%, up to and including 55%	72	9.81%	\$ 18,757,667.15	11.30%
> 55%, up to and including 60%	58	7.90%	\$ 15,378,583.10	9.26%
> 60%, up to and including 65%	66	8.99%	\$ 18,567,844.75	11.18%
> 65%, up to and including 70%	66	8.99%	\$ 20,306,763.31	12.23%
> 70%, up to and including 75%	33	4.50%	\$ 12,042,843.73	7.25%
> 75%, up to and including 80%	14	1.91%	\$ 4,989,435.84	3.01%
> 80%, up to and including 85%	6	0.82%	\$ 2,380,798.30	1.43%
> 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	734	100.00%	166,032,901	100.00%

Loan Size	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including A\$100,000	171	23.30%	\$ 7,183,195.12	4.33%
> A\$100,000, up to and including A\$150,000	87	11.85%	\$ 10,807,945.06	6.51%
> A\$150,000, up to and including A\$200,000	91	12.40%	\$ 15,990,260.48	9.63%
> A\$200,000, up to and including A\$250,000	99	13.49%	\$ 22,079,213.10	13.30%
> A\$250,000, up to and including A\$300,000	69	9.40%	\$ 18,814,864.10	11.33%
> A\$300,000, up to and including A\$350,000	67	9.13%	\$ 21,714,223.95	13.08%
> A\$350,000, up to and including A\$400,000	42	5.72%	\$ 15,805,510.47	9.52%
> A\$400,000, up to and including A\$500,000	64	8.72%	\$ 27,748,320.56	16.71%
> A\$500,000, up to and including A\$750,000	41	5.59%	\$ 23,371,811.55	14.08%
> A\$750,000, up to and including A\$1,000,000	3	0.41%	\$ 2,517,556.32	1.52%
> A\$1,000,000	0	0.00%	\$ -	0.00%
TOTAL	734	100.00%	\$ 166,032,901	100.00%

Mortgage Insurance	Number of Loans	% By Number	Current Balance Outstanding	% of Value
GENWORTH	35	4.77%	\$ 9,277,230.40	5.59%
QBELMI	7	0.95%	\$ 1,402,923.46	0.84%
No Insurance	692	94.28%	\$ 155,352,746.85	93.57%
TOTAL	734	100.00%	\$ 166,032,901	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	734	100.00%	\$ 166,032,900.71	100.00%
TOTAL	734	100.00%	\$ 166,032,901	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	7	0.95%	\$ 117,118.51	0.07%
> 10 years, up to and including 15 years	23	3.13%	\$ 2,010,402.32	1.21%
> 15 years, up to and including 20 years	41	5.59%	\$ 4,217,634.54	2.54%
> 20 years, up to and including 25 years	77	10.49%	\$ 16,645,038.98	10.03%
> 25 years	586	79.84%	\$ 143,042,706.36	86.15%
TOTAL	734	100.00%	\$ 166,032,901	100.00%

Remaining Loan Term	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Up to and including 5 years	16	2.18%	\$ 370,959.68	0.22%
> 5 years, up to and including 10 years	23	3.13%	\$ 2,465,933.07	1.49%
> 10 years, up to and including 15 years	46	6.27%	\$ 5,632,641.73	3.39%
> 15 years, up to and including 20 years	126	17.17%	\$ 27,243,184.76	16.41%
> 20 years, up to and including 25 years	522	71.12%	\$ 130,015,675.64	78.31%
> 25 years	1	0.14%	\$ 304,505.83	0.18%
TOTAL	734	100.00%	\$ 166,032,901	100.00%

Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Variable	701	95.50%	\$ 157,884,022.24	95.09%
Fixed	33	4.50%	\$ 8,148,878.47	4.91%
TOTAL	734	100.00%	\$ 166,032,901	100.00%

Loan Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Principle & Interest	711	96.87%	\$ 158,034,544.85	95.18%
Interest Only	23	3.13%	\$ 7,998,355.86	4.82%
TOTAL	734	100.00%	\$ 166,032,901	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% of Value
Owner Occupied	448	61.04%	\$ 97,088,385.59	58.48%
Investment	286	38.96%	\$ 68,944,515.12	41.52%
TOTAL	734	100.00%	\$ 166,032,901	100.00%

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