

Series 2019-1 REDS Trust Monthly Investor Report

Monthly Report from 09 Sep 2024 to 08 Oct 2024 inclusive

Current Payment Date: 23 Oct 2024

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 | \$200,948,661.55 |
| Bond Factor | 0.200948662 |
| 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 | 5.2813% | 8.0000% | 16.3637% |
| Class A-R Notes | \$ 180,000,000.00 | \$ 168,066,094.60 | 0.93370053 | 5.2513% | 16.4300% | 16.3637% |
| Class AB Notes | \$ 27,400,000.00 | \$ 11,262,279.18 | 0.41103209 | 5.9013% | 5.4000% | 10.7591% |
| Class B Notes | \$ 18,000,000.00 | \$ 7,398,577.56 | 0.41103209 | 6.1013% | 4.4600% | 7.0773% |
| Class C Notes | \$ 14,600,000.00 | \$ 6,001,068.47 | 0.41103209 | 6.7513% | 2.6800% | 4.0909% |
| Class D Notes | \$ 8,500,000.00 | \$ 3,493,772.74 | 0.41103209 | 7.3513% | 1.3400% | 2.3523% |
| Class E Notes | \$ 5,000,000.00 | \$ 2,055,160.43 | 0.41103209 | 8.8013% | 0.7200% | 1.3295% |
| Class F Notes | \$ 6,500,000.00 | \$ 2,671,708.56 | 0.41103209 | 10.1013% | N/A | N/A |

| Summary Report | |
|---|-------------------|
| Securitisation Reporting Period | |
| This reporting period commences on | 09-September-2024 |
| This reporting period concludes on and includes | 08-October-2024 |
| Current Payment Date | 23-October-2024 |
| Loan Analysis | |
| | Value |
| Pool Balance | \$198,897,355.93 |
| Number of Loans | 862 |
| Average Loan Size | 230,739 |
| Maximum Loan Size | 858,329 |
| Security Information | |
| Weighted Average initial LVR | 64.17% |
| Weighted Average current LVR | 50.76% |
| Term Analysis | |
| Minimum Term | 0.42 yrs |
| Maximum Term | 25.92 yrs |
| Average Remaining Term | 20.82 yrs |
| Weighted Average Seasoning | 84.53 mths |
| Prepayment History | |
| Monthly CPR * | 19.88% |

* Based on S&P Methodology

| Arrears* | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|--|-----------------|----------------|-----------------------------|----------------|
| Current | 840 | 97.45% | \$ 191,417,299.28 | 96.24% |
| > 0 days, up to and including 30 days | 14 | 1.62% | \$ 4,968,413.13 | 2.50% |
| > 30 days, up to and including 60 days | 2 | 0.23% | \$ 247,682.52 | 0.12% |
| > 60 days, up to and including 90 days | 0 | 0.00% | \$ - | 0.00% |
| > 90 days | 6 | 0.70% | \$ 2,263,961.00 | 1.14% |
| TOTAL | 862 | 100.00% | 198,897,356 | 100.00% |

| Geographical Position | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|-----------------------|-----------------|----------------|-----------------------------|----------------|
| Brisbane Metropolitan | 243 | 28.19% | \$ 54,263,807 | 27.28% |
| QLD Non Metro | 177 | 20.53% | \$ 30,963,679 | 15.57% |
| NSW | 180 | 20.88% | \$ 46,428,393 | 23.34% |
| ACT | 8 | 0.93% | \$ 2,183,497 | 1.10% |
| VIC | 129 | 14.97% | \$ 37,191,881 | 18.70% |
| SA | 8 | 0.93% | \$ 1,322,508 | 0.66% |
| WA | 101 | 11.72% | \$ 23,198,653 | 11.66% |
| NT | 3 | 0.35% | \$ 894,494 | 0.45% |
| Tasmania | 13 | 1.51% | \$ 2,450,444 | 1.23% |
| TOTAL | 862 | 100.00% | 198,897,356 | 100.00% |

| Current Loan to Value Ratio (LVR) | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|-----------------------------------|-----------------|----------------|-----------------------------|----------------|
| Up to and including 25% | 231 | 26.80% | \$ 26,376,108.85 | 13.26% |
| > 25%, up to and including 30% | 32 | 3.71% | \$ 8,322,640.81 | 4.18% |
| > 30%, up to and including 35% | 45 | 5.22% | \$ 11,283,133.14 | 5.67% |
| > 35%, up to and including 40% | 52 | 6.03% | \$ 12,240,794.10 | 6.15% |
| > 40%, up to and including 45% | 46 | 5.34% | \$ 10,407,947.29 | 5.23% |
| > 45%, up to and including 50% | 39 | 4.52% | \$ 9,601,031.60 | 4.83% |
| > 50%, up to and including 55% | 91 | 10.56% | \$ 22,972,776.39 | 11.55% |
| > 55%, up to and including 60% | 76 | 8.82% | \$ 19,695,200.86 | 9.90% |
| > 60%, up to and including 65% | 77 | 8.93% | \$ 21,224,140.26 | 10.67% |
| > 65%, up to and including 70% | 94 | 10.90% | \$ 28,458,476.85 | 14.31% |
| > 70%, up to and including 75% | 49 | 5.68% | \$ 17,289,763.85 | 8.69% |
| > 75%, up to and including 80% | 23 | 2.67% | \$ 8,392,223.30 | 4.22% |
| > 80%, up to and including 85% | 6 | 0.70% | \$ 2,302,268.86 | 1.16% |
| > 85%, up to and including 90% | 1 | 0.12% | \$ 330,849.77 | 0.17% |
| > 90%, up to and including 95% | 0 | 0.00% | \$ - | 0.00% |
| > 95%, up to and including 100% | 0 | 0.00% | \$ - | 0.00% |
| TOTAL | 862 | 100.00% | 198,897,356 | 100.00% |

| Loan Size | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|--|-----------------|----------------|-----------------------------|----------------|
| Up to and including A\$100,000 | 195 | 22.62% | \$ 7,814,667.67 | 3.93% |
| > A\$100,000, up to and including A\$150,000 | 101 | 11.72% | \$ 12,516,339.19 | 6.29% |
| > A\$150,000, up to and including A\$200,000 | 109 | 12.65% | \$ 19,278,857.94 | 9.69% |
| > A\$200,000, up to and including A\$250,000 | 115 | 13.34% | \$ 25,680,403.21 | 12.91% |
| > A\$250,000, up to and including A\$300,000 | 77 | 8.93% | \$ 21,001,444.81 | 10.56% |
| > A\$300,000, up to and including A\$350,000 | 85 | 9.86% | \$ 27,575,155.38 | 13.86% |
| > A\$350,000, up to and including A\$400,000 | 45 | 5.22% | \$ 16,873,000.63 | 8.48% |
| > A\$400,000, up to and including A\$500,000 | 77 | 8.93% | \$ 33,861,066.35 | 17.02% |
| > A\$500,000, up to and including A\$750,000 | 54 | 6.26% | \$ 30,988,790.98 | 15.58% |
| > A\$750,000, up to and including A\$1,000,000 | 4 | 0.46% | \$ 3,307,629.77 | 1.66% |
| > A\$1,000,000 | 0 | 0.00% | \$ - | 0.00% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 100.00% |

| Mortgage Insurance | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|--------------------|-----------------|----------------|-----------------------------|----------------|
| GENWORTH | 40 | 4.64% | \$ 10,871,782.22 | 5.47% |
| QBELMI | 12 | 1.39% | \$ 3,322,730.15 | 1.67% |
| No Insurance | 810 | 93.97% | \$ 184,702,843.56 | 92.86% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 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 | 862 | 100.00% | \$ 198,897,355.93 | 100.00% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 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 | 9 | 1.04% | \$ 208,724.54 | 0.10% |
| > 10 years, up to and including 15 years | 28 | 3.25% | \$ 2,413,463.47 | 1.21% |
| > 15 years, up to and including 20 years | 46 | 5.34% | \$ 4,652,723.08 | 2.34% |
| > 20 years, up to and including 25 years | 91 | 10.56% | \$ 19,917,804.39 | 10.01% |
| > 25 years | 688 | 79.81% | \$ 171,704,640.45 | 86.33% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 100.00% |

| Remaining Loan Term | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|--|-----------------|----------------|-----------------------------|----------------|
| Up to and including 5 years | 17 | 1.97% | \$ 580,090.55 | 0.29% |
| > 5 years, up to and including 10 years | 25 | 2.90% | \$ 2,709,338.00 | 1.36% |
| > 10 years, up to and including 15 years | 50 | 5.80% | \$ 5,729,202.36 | 2.88% |
| > 15 years, up to and including 20 years | 121 | 14.04% | \$ 26,434,747.61 | 13.29% |
| > 20 years, up to and including 25 years | 646 | 74.94% | \$ 162,719,258.79 | 81.81% |
| > 25 years | 3 | 0.35% | \$ 724,718.62 | 0.36% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 100.00% |

| Interest Option | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|-----------------|-----------------|----------------|-----------------------------|----------------|
| Variable | 796 | 92.34% | \$ 180,875,397.99 | 90.94% |
| Fixed | 66 | 7.66% | \$ 18,021,957.94 | 9.06% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 100.00% |

| Loan Type | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|----------------------|-----------------|----------------|-----------------------------|----------------|
| Principle & Interest | 838 | 97.22% | \$ 190,411,109.65 | 95.73% |
| Interest Only | 24 | 2.78% | \$ 8,486,246.28 | 4.27% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 100.00% |

| Occupancy Type | Number of Loans | % By Number | Current Balance Outstanding | % of Value |
|----------------|-----------------|----------------|-----------------------------|----------------|
| Owner Occupied | 535 | 62.06% | \$ 120,454,465.06 | 60.56% |
| Investment | 327 | 37.94% | \$ 78,442,890.87 | 39.44% |
| TOTAL | 862 | 100.00% | \$ 198,897,356 | 100.00% |

| Bank of Queensland Contacts | |
|--|---|
| Tim Blumke Head of Funding, BOQ Group Treasury +61 7 3212 3438 tim.blumke@boq.com.au | Ally Tang Senior Manager Structured Finance, BOQ Group Treasury +61 7 3212 3989 ally.tang@boq.com.au |

Disclaimer

This report has been prepared by Bank of Queensland Limited (ABN 32 009 656 740) ("BOQ"). This report is for information purposes only and, does not constitute an offer, invitation, recommendation, inducement or solicitation for the purpose or sale of any notes ("Notes") issued by the trustee of the Series 2019-1 REDS Trust (the "Trustee"), or a recommendation to continue to hold Notes issued by the Trustee. This report is not intended to and does not create legal relations on the basis of the information contained in it.

This report does not contain all information that may be relevant to an investor in relation to its investment in Notes issued by the Trustee and any statement as to any future matter is a present prediction of a possible future outcome, the accuracy of which cannot be guaranteed. The information contained in this report is not a representation or guarantee of the future performance of BOQ, any Notes issued by the Trustee or any mortgage loans held by the Trustee.

This report is for the information of investors who have acquired Notes after reviewing, understanding and obtaining their own professional legal, regulatory, tax and accounting advice in relation to the offering documents pursuant to which the Notes were issued and no person is authorised to use it for any other purpose.

BOQ does not warrant or represent that this report (or the information set out or referred to in this report) is accurate, reliable, complete or up to date. BOQ does not accept responsibility for, or liability arising from, any information or representation contained in this report. This report does not constitute any form of investment, legal, tax or other advice and does not take into account the investment objectives, financial situation or needs of any particular investor.

To the fullest extent permitted by law, BOQ and any of its directors, officers, employees and advisers, expressly disclaim all and any responsibility for and shall not be liable in any way whatsoever (whether in negligence or otherwise) for any loss, costs or expenses of any nature (whether direct, indirect or consequential) which may be suffered by any person relying upon this report (or any information, conclusions or omissions contained in this report).

Recipients should not rely upon the contents of this report, but should make their own assessment and evaluation and seek their own advice to enable them to make any decision concerning their own risk.