REDS Series 2023-1 Trust Monthly Investor Report

Monthly Investment Report as at 24 Aug 2026

Summary

Trust:	Reds Series Trust 2023-1
Collection Period end date:	31 Jul 2026
Payment Date:	24 Aug 2026
Issuer and Trustee:	Perpetual Trustee Company Limited (ABN 42 000 001 007) ATO SERIES 2023-1 REDS TRUST
Joint Lead Managers:	Australia and New Zealand Banking Group (ABN 11 005 357 522) ("ANZ") Commonwealth Bank of Australia (ABN 48 123 123 124) ("CBA") MUFG Securities Americas Inc. (ARBN 612 562 008) ("MUFG") National Australia Bank Limited (ABN 12 004 044 937) ("NAB")
Arranger:	ANZ
Manager:	B.Q.L. Management Pty Ltd (ABN 87 081 052 342)
Security Trustee:	P.T. Limited (ABN 67 004 454 666)
Servicer:	Bank of Queensland Limited (ABN 32 009 656 740) ("BOQ")
Liquidity Facility Provider:	BOQ
Redraw Facility Provider:	BOQ
Standby Swap Provider:	NAB
Basis Swap Provider and Fixed Rate Swap Provider:	BOQ
Closing Date:	27 July 2023
Legal Final Maturity Date:	The Payment Date falling in July 2055

Security Classes

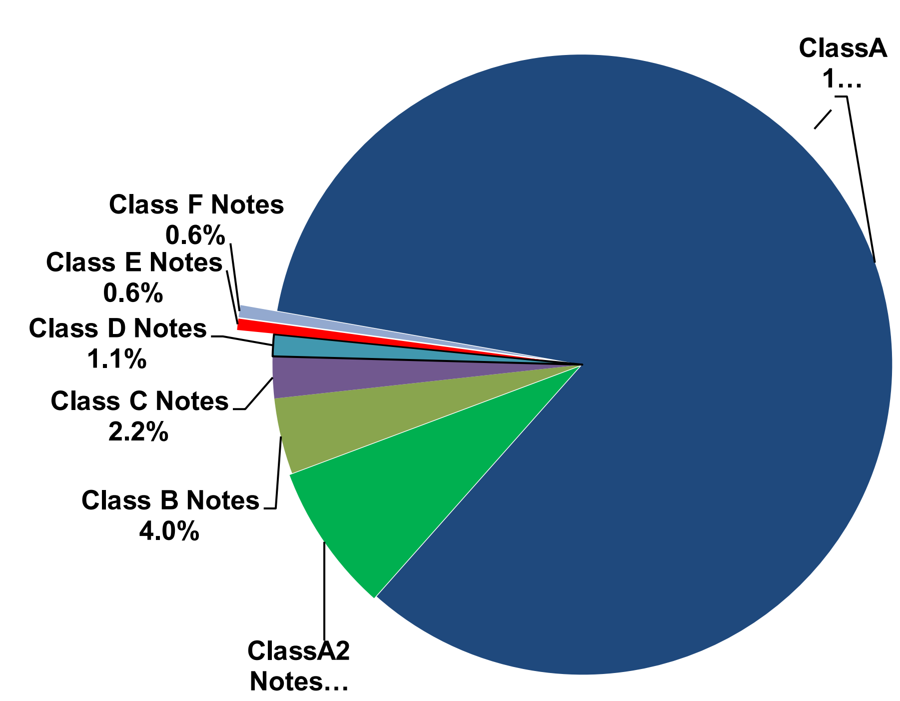
Class Name :	A1 Notes	A2 Notes	B Notes	C Notes	D Notes	E Notes	F Notes
ISIN / Common Code:	AU3FN0079414 / 264846552	AU3FN0079422 / 264846579	AU3FN0079430 / 264846595	AU3FN0079448 / 264846617	AU3FN0079455 / 264846625	AU3FN0079463 / 264846633	AU3FN0079471 / 264846641
Rating Agency:	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch
Expected Ratings:	AAA(sf) / AAAsf	AAA(sf) / AAAsf	AA(sf) / Unrated	A(sf)/Unrated	BBB(sf) / Unrated	BB(sf) / Unrated	Unrated / Unrated
Denomination:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	920,000,000.00	38,200,000.00	19,500,000.00	10,700,000.00	5,600,000.00	2,900,000.00	3,100,000.00
Interest Rate	BBSW (1 month) + Class Margin +	BBSW (1 month) + Class Margin +	BBSW (1 month) + Class	BBSW (1 month) +	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin
Class Margin:	1.17%	2.20%	2.90%	3.40%	3.90%	5.70%	6.70%
Expected Average Life:	2.8 years	4.9 years	4.9 years	4.9 years	4.9 years	4.9 years	4.9 years
Interest frequency:	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
Coupon Type:	Floating	Floating	Floating	Floating	Floating	Floating	Floating
Principal payment type:	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through	Pass Through

Pool Details

Number of Loans	2,347
Average Loan Size	186,546
Maximum Loan Size	1,227,894
Weighted Average LVR	54.41%
Maximum LVR	115.96%
WA Seeding (months)	115
WA Term to Maturity (years)	18
Full Documentation Loans	100.00%
WA Interest Rate	6.60%

Note Factors as at 24 Aug 2026

Bond Factor	**0.43782270**
Class A1 Notes	0.39868960
Class A2 Notes	0.88785335
Class B Notes	0.88785335
Class C Notes	0.88785335
Class D Notes	0.88785334
Class E Notes	0.88785335
Class F Notes	0.88785335



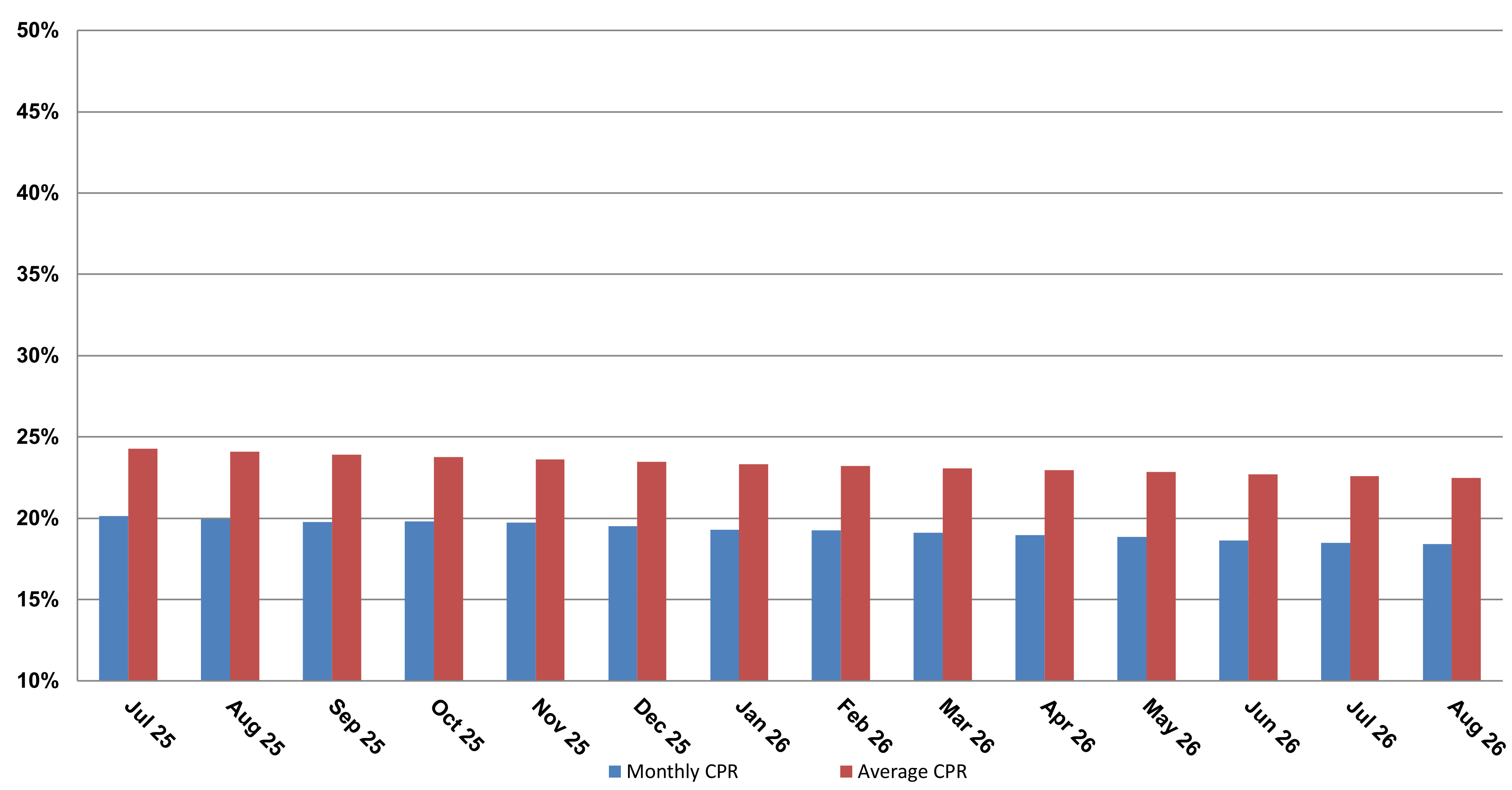
Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt 23 Jul 2026 24 Aug 2026	Current Interest Rate 23 Jul 2026 24 Aug 2026
Class A1 Notes	375,812,067.34	9,017,638.52	366,794,428.82	1,809,499.07	5.492%
Class A2 Notes	34,749,822.35	833,825	33,915,997.78	198,696.63	6.522%
Class B Notes	17,738,783.67	425,643	17,313,140.24	112,315.17	7.222%
Class C Notes	9,733,588.99	233,558	9,500,030.80	65,896.13	7.722%
Class D Notes	5,094,214.79	122,236	4,971,978.73	36,720.78	8.222%
Class E Notes	2,638,075.53	63,301	2,574,774.71	23,179.22	10.022%
Class F Notes	2,820,011.76	67,666	2,752,345.37	27,250.12	11.022%
*Principal drawdown			(0.00)		
Total Portfolio	**448,586,564**	**10,763,868**	**437,822,696**	**2,273,557**	

Net economic interest of not less than 5% in accordance with the provisions of Article 6(1) of Regulation (EU) 2017/2402 (EU Securitisation Regulation) and Article 6(1) of Regulation (EU) 2017/2402 as it forms part of domestic law of the UK by virtue of the European Union (Withdrawal) Act 2018 (UK Securitisation Regulation).For pool stratification please refer to Appendix 1.	$ 30,162,987	6.89%

Principal Collections & Prepayment Analysis

Repayment Analysis	Monthly 30 Jun 2026 to 31 Jul 2026	Quarterly 31 May 2026 to 31 Jul 2026	Since inception 27 July 2023 to 31 Jul 2026
Balance @ Determination Date	448,586,564	466,696,499	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(3,973,530)	(12,693,450)	(128,366,883)
Prepayments	(11,545,928)	(27,823,933)	(509,720,149)
Redraw Advances	4,755,590	11,643,580	75,909,728
Principal Draws / (Repayment of Principal Draws)	-	-	0
Closing Balance	**437,822,696**	**437,822,696**	**437,822,696**
CPR	16.86%	13.42%	18.42%
SMM	1.53%	1.19%	1.68%

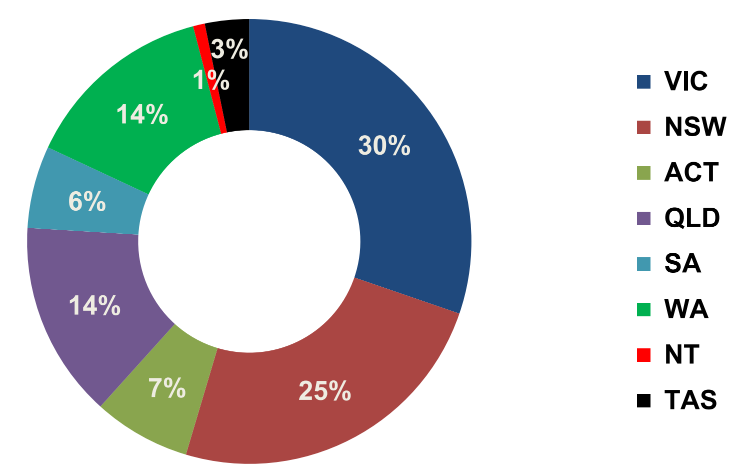


Current Position

Geographical Location

VIC	- Inner City	2,280,997	1%
	- Metro	111,343,039	25%
	- Non Metro	18,866,844	4%
NSW	- Inner City	287,113	0%
	- Metro	80,712,506	18%
	- Non Metro	25,577,283	6%
QLD	- Inner City	322,874	0%
	- Metro	54,433,686	12%
	- Non Metro	7,778,631	2%
SA	- Inner City	267,674	0%
	- Metro	19,161,720	4%
	- Non Metro	6,750,442	2%
WA	- Inner City	548,537	0%
	- Metro	54,300,480	12%
	- Non Metro	6,366,313	1%
TAS	- Inner City	311,884	0%
	- Metro	9,222,926	2%
	- Non Metro	4,538,061	1%
NT	- Metro	2,153,582	0%
	- Non Metro	1,590,207	0%
ACT	- Metro	31,007,898	7%
	- Non Metro	-	0%
TOTAL		**437,822,696**	**100%**

Geographical Location



Loan Purpose

Refinance	177,200,300	40%
Renovation		0%
Property Purchase	181,299,109	42%
Construction	40,662,940	9%
Equity Release	38,660,348	9%
TOTAL	**437,822,696**	**100%**

Loan Security

House	362,069,456	83%
Land	-	0%
Apartment	36,972,567	8%
Unit	21,732,426	5%
Townhouse	17,048,248	4%
Other	-	0%
TOTAL	**437,822,696**	**100%**

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	731,691	0%
>10 & <=15yrs	5,889,405	1%
>15 & <=20yrs	19,786,236	5%
>20 & <=25yrs	44,075,835	10%
>25yrs	367,339,529	84%
TOTAL	**437,822,696**	**100%**

Interest Option

Variable	421,219,353	96%
Fixed <3 years	16,603,344	4%
Fixed >3 years	-	0%
TOTAL	**437,822,696**	**100%**

Owner/Investment split

Owner Occupied	375,287,427	86%
Investment	62,535,269	14%
TOTAL	**437,822,696**	**100%**

Mortgage Insurance

Helia	81,410,496	19%
Uninsured	293,551,177	67%
QBE	62,861,023	14%
Dual Insured	-	0%
TOTAL	**437,822,696**	**100%**

Interest Rate Exposure

> 8.00%	40,343,468	9%
> 7.00% & <= 8.00%	55,782,354	13%
> 6.00% & <= 7.00%	315,154,176	72%
> 5.00% & <= 6.00%	24,608,187	6%
<= 5.00%	1,934,511	0%
TOTAL	**437,822,696**	**100%**

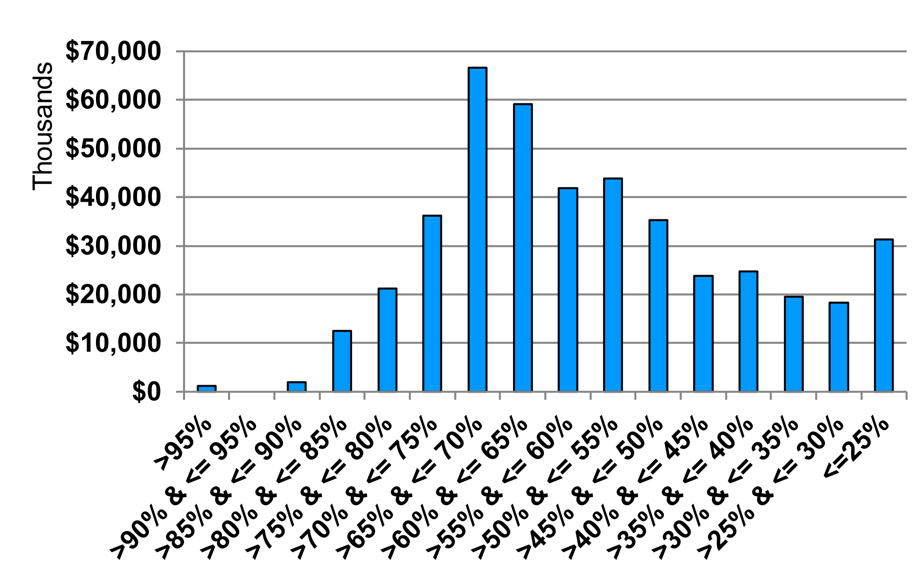
Loan Size

>$250,000	268,210,604	61%
>$200,000 & <$250,000	52,246,814	12%
>$150,000 & <$200,000	49,596,343	11%
>$100,000 & <$150,000	34,053,439	8%
>$50,000 & <$100,000	24,382,992	6%
<= $50,000	9,332,506	2%
TOTAL	**437,822,696**	**100%**

Loan to Value Ratio

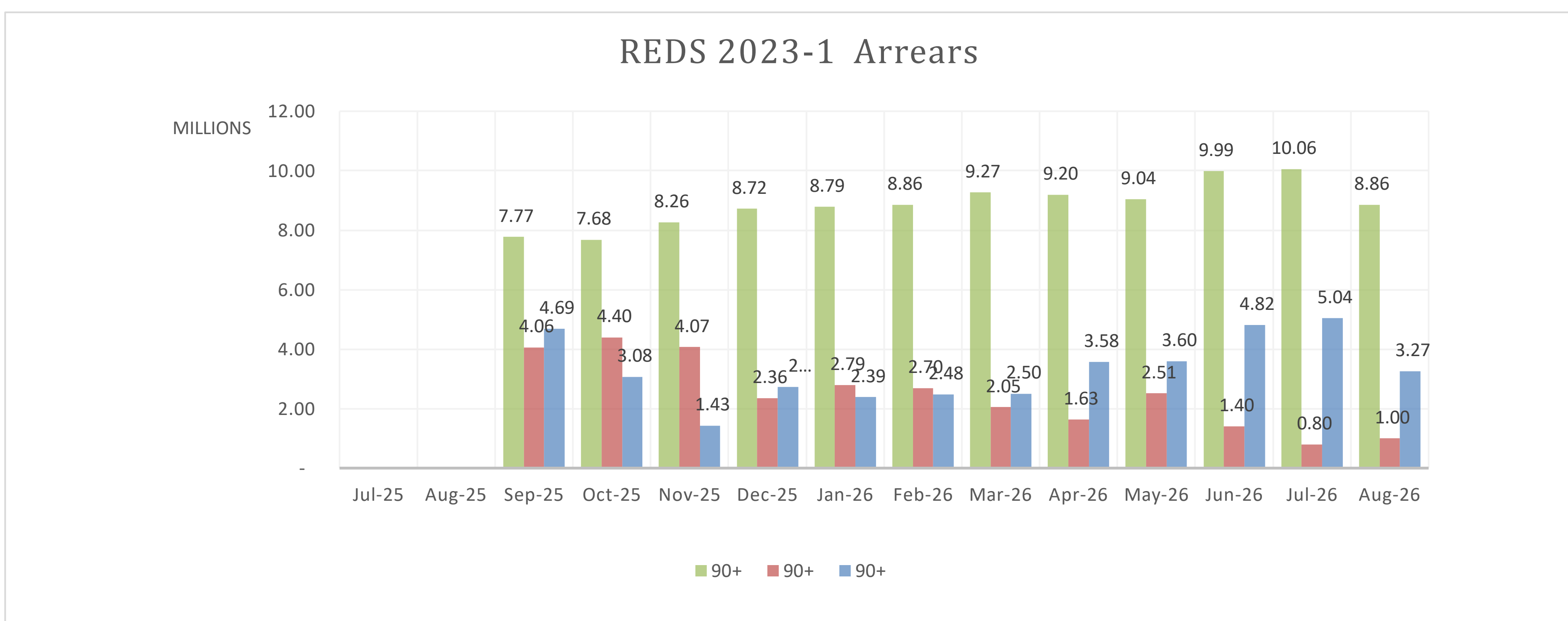
>95%	1,226,610	0%
>90% & <= 95%	-	0%
>85% & <= 90%	1,976,635	0%
>80% & <= 85%	12,550,997	3%
>75% & <= 80%	21,276,249	5%
>70% & <= 75%	36,200,549	8%
>65% & <= 70%	66,642,999	16%
>60% & <= 65%	59,189,892	14%
>55% & <= 60%	41,920,795	10%
>50% & <= 55%	43,910,739	10%
>45% & <= 50%	35,258,781	8%
>40% & <= 45%	23,795,373	5%
>35% & <= 40%	24,694,788	6%
>30% & <= 35%	19,476,871	4%
>25% & <= 30%	18,400,705	4%
<=25%	31,300,714	7%
TOTAL	**437,822,696**	**100%**

Loan to Value Ratio



Arrears

30-59 days	31 Jul 2026	30 Jun 2026	31 May 2026
Number of loans	16	21	18
Outstanding Balance ($)	3,265,305	5,038,585	4,819,005
% of Pool Outstanding Balance	0.75%	1.12%	1.05%
60-89 days			
Number of loans	5	3	5
Outstanding Balance ($)	996,772	800,293	1,402,895
% of Pool Outstanding Balance	0.23%	0.18%	0.31%
90+ days			
Number of loans	27	30	29
Outstanding Balance ($)	8,859,687	10,055,100	9,992,575
% of Pool Outstanding Balance	2.02%	2.24%	2.18%
TOTAL Delinquencies			
Number of loans	48	54	52
Outstanding Balance ($)	13,121,763	15,893,978	16,214,475
% of Pool Outstanding Balance	3.00%	3.54%	3.54%
Pool Information			
Number of loans	2,347	2,389	2,429
Outstanding Balance ($ m)	438	449	458



Foreclosure & Mortgage Insurance claims since inception

	Loan count	Amount
Outstanding Balance of Defaulted Loans	2	490,789
Proceeds of sale	0	0
Loss on sale of property	0	0
Claims submitted to Insurer	0	0
Claims paid by Insurer	0	0
Unclaimed	0	0
Pending claim	0	0
Loss covered by Excess spread	0	0
Claims Reduced/Denied by Insurers	0	0

Any insured housing loan held by the fund is insured under a master insurance policy with Genworth Financial Mortgage Insurance Pty Limited (ABN 60 106 974) or QBE Lenders' Mortgage Insurance Limited (ABN 70 000 511 071).
For further details on the mortgage Insurance policies reference should be made to the Information Memorandum. Please note that limitations and exclusions apply with the mortgage Insurance policies, including timely payment cover' for a limited period.

Facilities & Reserve

Liquidity Facility	
Opening Balance (collateral posted)	4,385,315
Liquidity facility drawn during the current month	-
Repayment of Liquidity Draw for the previous periods	-
Outstanding liquidity draws	-
Reduction in Facility	95,685
Closing Outstanding Balance (collateral posted)	4,289,630
Redraw Funding Facility	
Opening Balance	1,000,000
Redraw facility drawn during the current month	
Repayment of drawdown for the previous periods	
Outstanding drawdowns	
Reduction in Facility	0
Drawn amount	-
Closing balance	1,000,000
Excess Income Reserve	150,000
Excess Spread Reseve Balance	1,000,000
Loss Allocation Reserve Balance	1,000,000

Notional Swaps

Notional Swaps Value	18,037,366
% of fixed rate home loans	4%

Bank of Queensland Contacts

Long Term Funding :longtermfunding@boq.com.au

Website: BOQ.com.au
Bloomberg Screen: REDS <MTGE>

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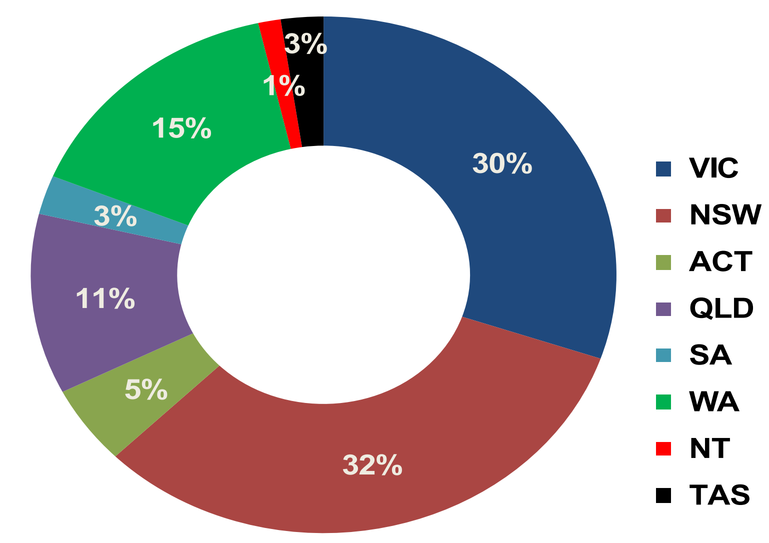
Appendix 1

Current Position:Pool of not less than 5% in accordance with EU & UK Securitisation Regulation.

Geographical Location			
VIC	- Inner City	-	0%
VIC	- Metro	7,877,213	26%
	- Non Metro	1,250,620	4%
NSW	- Inner City	-	0%
	- Metro	7,621,537	25%
	- Non Metro	2,129,676	7%
QLD	- Inner City	-	0%
	- Metro	2,984,717	10%
	- Non Metro	419,488	1%
SA	- Inner City	-	0%
	- Metro	734,215	2%
	- Non Metro	-	0%
WA	- Inner City	-	0%
	- Metro	3,775,679	13%
	- Non Metro	803,333	3%
TAS	- Inner City	-	0%
	- Metro	505,353	2%
	- Non Metro	202,283	1%
NT	- Metro	374,399	1%
	- Non Metro	-	0%
ACT	- Metro	1,484,474	5%
	- Non Metro	-	0%
TOTAL		**30,162,987**	**100%**

Geographical Location



Loan Purpose		
Refinance	25,636,130	85%
Renovation		0%
Property Purchase	3,412,148	11%
Construction	318,509	1%
Equity Release	796,200	3%
TOTAL	**30,162,987**	**100%**

Loan Security		
House	26,942,622	89%
Land	-	0%
Apartment	2,092,182	7%
Unit	1,076,534	4%
Townhouse	51,649	0%
Other	-	0%
TOTAL	**30,162,987**	**100%**

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	-	0%
>10 & <=15yrs	1,239,303	4%
>15 & <=20yrs	5,814,991	19%
>20 & <=25yrs	17,594,454	59%
>25yrs	5,514,239	18%
TOTAL	**30,162,987**	**100%**

Interest Option		
Variable	28,738,304	95%
Fixed <3 years	1,424,683	5%
Fixed >3 years	-	0%
TOTAL	**30,162,987**	**100%**

Mortgage Insurance		
Helia	966,968	3%
Uninsured	28,292,012	94%
QBE	904,007	3%
Dual Insured	-	0%
TOTAL	**30,162,987**	**100%**

Owner/Investment split		
Owner Occupied	29,696,135	98%
Investment	466,853	2%
TOTAL	**30,162,987**	**100%**

Loan Size		
>$250,000	21,671,459	72%
>$200,000 & <$250,000	3,917,179	13%
>$150,000 & <$200,000	1,925,953	6%
>$100,000 & <$150,000	1,465,866	5%
>$50,000 & <$100,000	611,468	2%
<= $50,000	571,062	2%
TOTAL	**30,162,987**	**100%**

Interest Rate Exposure		
> 8.00%	389,271	1%
> 7.00% & <= 8.00%	10,485	0%
> 6.00% & <= 7.00%	12,177,514	40%
> 5.00% & <= 6.00%	17,341,223	58%
<= 5.00%	244,495	1%
TOTAL	**30,162,987**	**100%**

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	453,984	2%
>70% & <= 75%	3,112,510	10%
>65% & <= 70%	-	0%
>60% & <= 65%	2,957,169	10%
>55% & <= 60%	1,398,780	5%
>50% & <= 55%	2,768,146	9%
>45% & <= 50%	4,171,311	13%
>40% & <= 45%	4,070,716	13%
>35% & <= 40%	4,010,184	13%
>30% & <= 35%	2,875,577	10%
>25% & <= 30%	1,664,400	6%
<=25%	2,680,211	9%
TOTAL	**30,162,987**	**100%**

Loan to Value Ratio