

REDS Series 2024-1 Trust Monthly Investor Report



Monthly Investment Report as at 22 Jun 2026

Summary

Trust:	Series 2024-1 REDS Trust ("the Series Trust")
Collection Period end date:	31 May 2026
Payment Date:	22 Jun 2026
Issuer and Trustee:	Perpetual Trustee Company Limited (ABN 42 000 001 007) ATO SERIES 2024-1 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:	NAB
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:	05 March 2024
Legal Final Maturity Date:	The Payment Date falling in March 2026

Security Classes

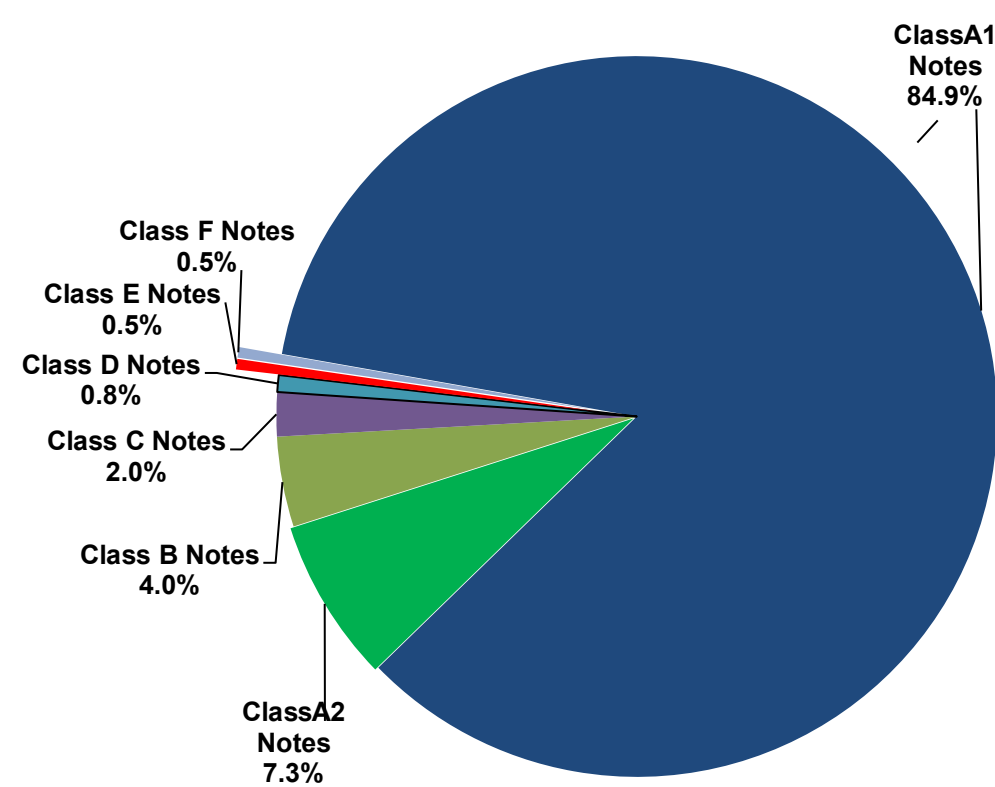
Class Name :	A1 Notes	A2 Notes	B Notes	C Notes	D Notes	E Notes	F Notes
ISIN / Common Code:	AU3FN0084638 / 276115731	AU3FN0084646 / 276115740	AU3FN0084653 / 276115758	AU3FN0084661 / 276115766	AU3FN0084679 / 276115774	AU3FN0084687 / 276115782	AU3FN0084695 / 276115804
Rating Agency:	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch	S&P / Fitch
Expected Ratings:	AAA(sf)/AAAsf2	AAA(sf)/AAAsf2	AA(sf)/NR ³	A(sf)/NR ³	BBB(sf)/NR ³	BB(sf)/NR ³	NR/NR
Denomination:	AUD	AUD	AUD	AUD	AUD	AUD	AUD
Issue Amount:	920,000,000.00	39,000,000.00	21,500,000.00	10,500,000.00	4,000,000.00	2,500,000.00	2,500,000.00
Interest Rate:	BBSW (1 month) + Class Margin +	BBSW (1 month) + Margin + (from the first Class	BBSW (1 month) + Class	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin	BBSW (1 month) + Class Margin
Class Margin:	1.10%	1.40%	1.85%	2.35%	2.90%	5.00%	6.25%
Expected Average Life:	2.7 years	4.8 years	4.8 years	4.8 years	4.8 years	4.8 years	4.8 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	3,441
Average Loan Size	151,863
Maximum Loan Size	1,039,106
Weighted Average LVR	51.49%
Maximum LVR	90.49%
WA Seeding (months)	94
WA Term to Maturity (years)	20
Full Documentation Loans	100.00%
WA Interest Rate	6.49%

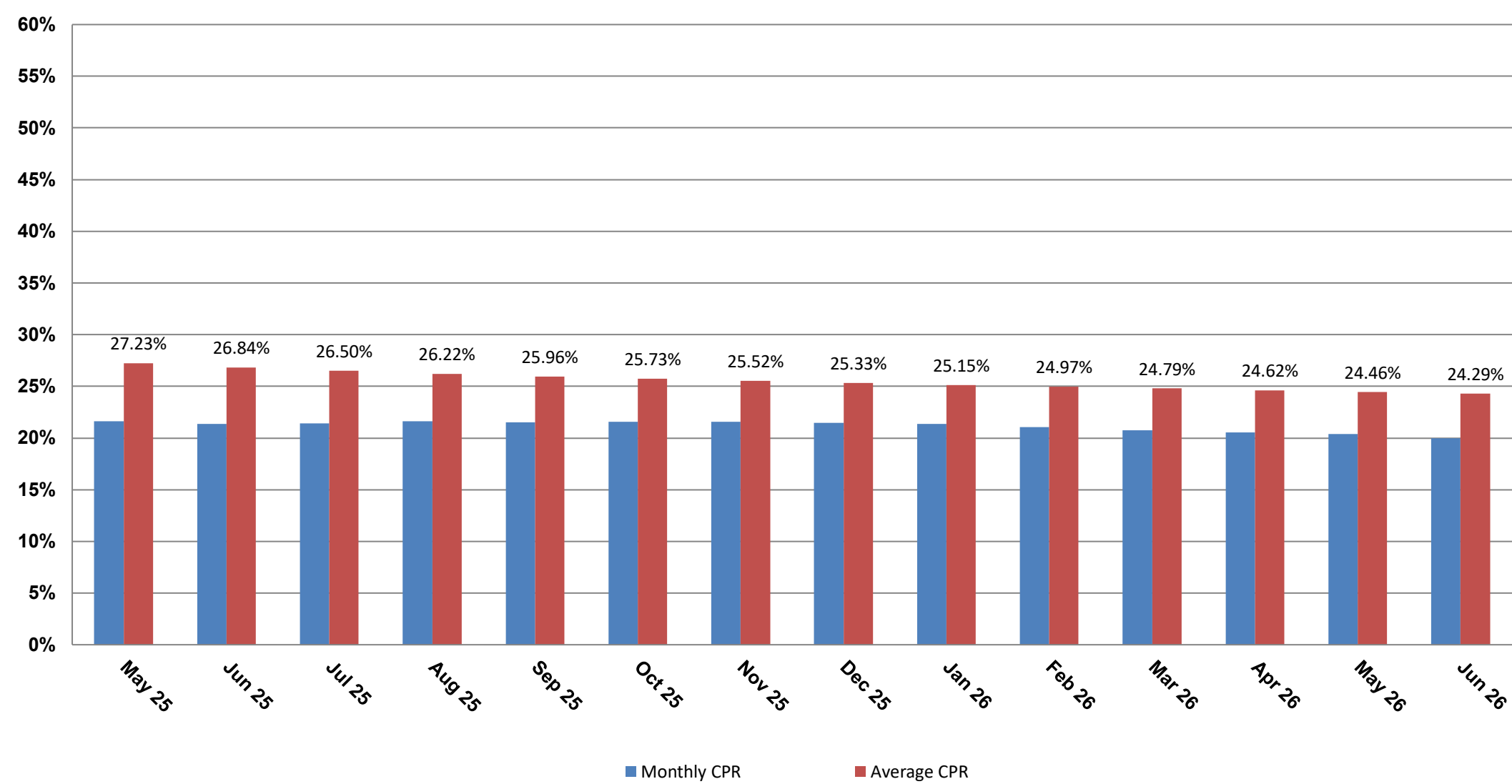
Note Factors as at 22 Jun 2026

Bond Factor	0.52256091
Class A1 Notes	0.48104447
Class A2 Notes	1.00000000
Class B Notes	1.00000000
Class C Notes	1.00000000
Class D Notes	1.00000000
Class E Notes	1.00000000
Class F Notes	1.00000000



Portfolio Structure					
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt 20 May 2026 22 Jun 2026	Current Interest Rate 20 May 2026 22 Jun 2026
Class A1 Notes	451,498,584.64	8,937,676.83	442,560,907.81	2,206,180.42	5.405%
Class A2 Notes	39,000,000.00	-	39,000,000.00	201,145.76	5.705%
Class B Notes	21,500,000.00	-	21,500,000.00	119,635.31	6.155%
Class C Notes	10,500,000.00	-	10,500,000.00	63,173.12	6.655%
Class D Notes	4,000,000.00	-	4,000,000.00	26,054.99	7.205%
Class E Notes	2,500,000.00	-	2,500,000.00	21,030.95	9.305%
Class F Notes	2,500,000.00	-	2,500,000.00	23,856.29	10.555%
*Principal Drawdown			(0.00)		
Total Portfolio	531,498,585	8,937,677	522,560,908	2,661,077	
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.					
			\$ 28,130,610	5.38%	

Principal Collections & Prepayment Analysis			
	Monthly 30 Apr 2026 to 31 May 2026	Quarterly 31 Mar 2026 to 31 May 2026	Since inception 05 March 2024 to 31 May 2026
Repayment Analysis			
Balance @ Determination Date	531,498,585	552,960,088	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(5,293,915)	(11,371,305)	(106,050,277)
Prepayments	(4,621,492)	(23,998,680)	(442,875,693)
Redraw Advances	977,730	4,970,804	71,486,878
Principal Draws / (Repayment of Principal Draws)	-	-	(0)
Closing Balance	522,560,908	522,560,908	522,560,908
CPR	8.00%	13.21%	19.96%
SMM	0.69%	1.17%	1.84%



Current Position

Geographical Location			
VIC	- Inner City	1,101,998	0%
	- Metro	145,975,106	28%
	- Non Metro	25,123,809	5%
NSW	- Inner City	37,825	0%
	- Metro	78,510,014	15%
QLD	- Non Metro	33,064,592	6%
	- Inner City	610,882	0%
SA	- Metro	76,889,693	15%
	- Non Metro	11,702,109	2%
WA	- Inner City	497,121	0%
	- Metro	24,294,762	5%
TAS	- Non Metro	4,357,999	1%
	- Inner City	349,512	0%
NT	- Metro	68,436,626	13%
	- Non Metro	8,604,435	2%
ACT	- Inner City	754,667	0%
	- Metro	15,929,122	3%
NT	- Non Metro	6,362,071	1%
	- Metro	2,656,838	1%
ACT	- Non Metro	172,577	0%
	- Metro	17,129,148	3%
ACT	- Non Metro	-	0%
	- Metro	-	0%
TOTAL		522,560,908	100%

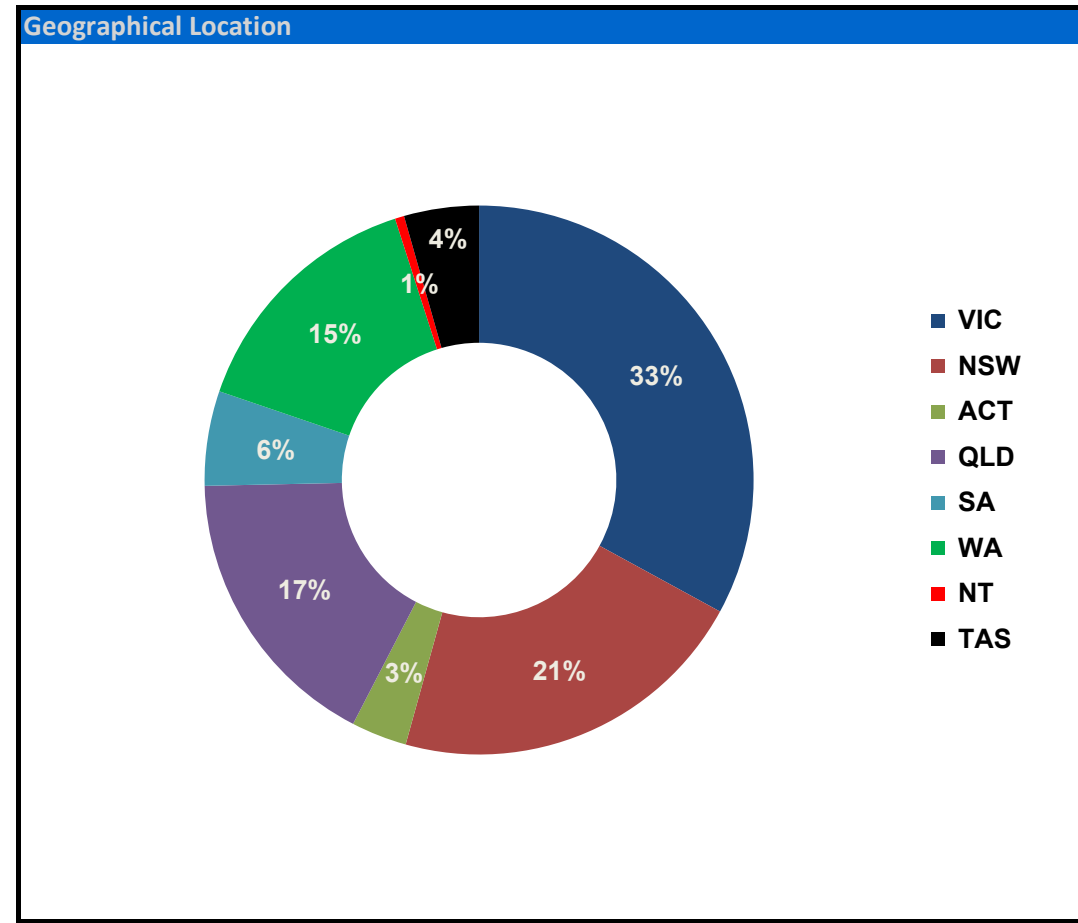
Loan Purpose			
Refinance	235,483,800	45%	
Renovation		0%	
Property Purchase	198,063,214	38%	
Construction	52,723,306	10%	
Equity Release	36,290,588	7%	
TOTAL	522,560,908	100%	

Loan Term			
<=5 yrs	-	0%	
>5 & <=10yrs	745,541	0%	
>10 & <=15yrs	7,542,928	1%	
>15 & <=20yrs	24,574,613	5%	
>20 & <=25yrs	62,102,736	12%	
>25yrs	427,595,090	82%	
TOTAL	522,560,908	100%	

Owner/Investment split			
Owner Occupied	447,991,228	86%	
Investment	74,569,680	14%	
TOTAL	522,560,908	100%	

Interest Rate Exposure			
> 8.00%	38,513,504	7%	
> 7.00% & <= 8.00%	46,589,869	9%	
> 6.00% & <= 7.00%	394,765,651	77%	
> 5.00% & <= 6.00%	38,708,225	6%	
<= 5.00%	3,983,659	1%	
TOTAL	522,560,908	100%	

Loan to Value Ratio			
>95%	-	0%	
>90% & <= 95%	361,955	0%	
>85% & <= 90%	4,126,477	1%	
>80% & <= 85%	21,959,715	4%	
>75% & <= 80%	29,286,122	6%	
>70% & <= 75%	39,149,474	7%	
>65% & <= 70%	38,696,129	7%	
>60% & <= 65%	52,657,854	10%	
>55% & <= 60%	51,568,790	10%	
>50% & <= 55%	68,613,874	13%	
>45% & <= 50%	42,307,504	8%	
>40% & <= 45%	36,230,029	7%	
>35% & <= 40%	30,084,234	6%	
>30% & <= 35%	29,352,420	6%	
>25% & <= 30%	24,193,779	5%	
<=25%	53,972,549	10%	
TOTAL	522,560,908	100%	

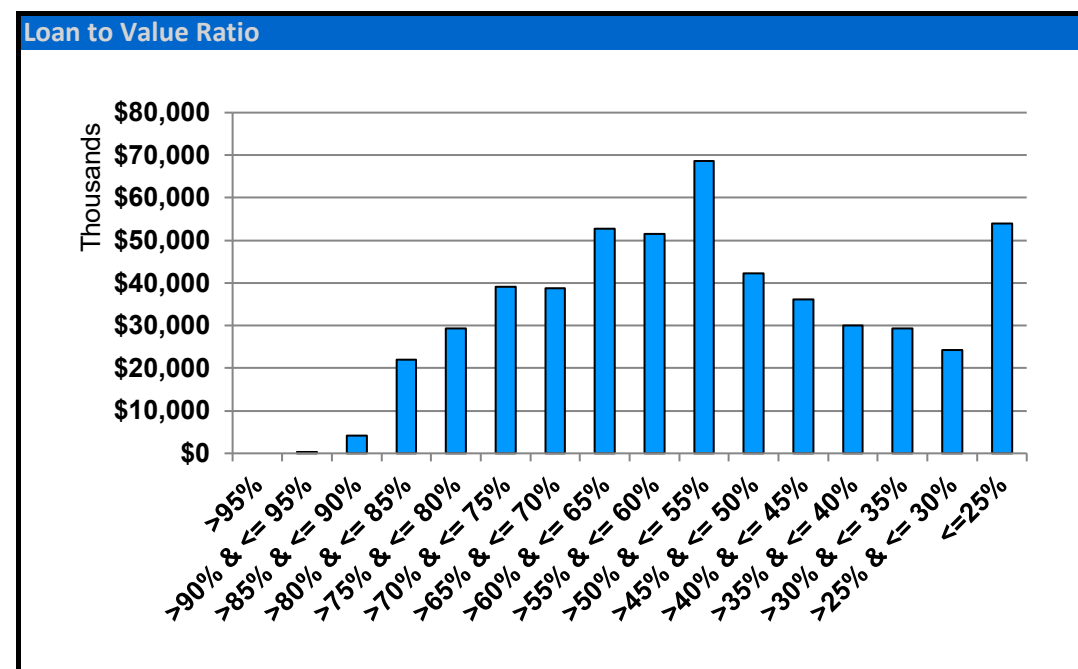


Loan Security			
House	433,412,101	83%	
Land	-	0%	
Apartment	-	0%	
Unit	68,153,183	13%	
Townhouse	20,716,805	4%	
Other	278,818	0%	
TOTAL	522,560,908	100%	

Interest Option			
Variable	501,769,968	96%	
Fixed <3 years	20,790,940	4%	
Fixed >3 years	-	0%	
TOTAL	522,560,908	100%	

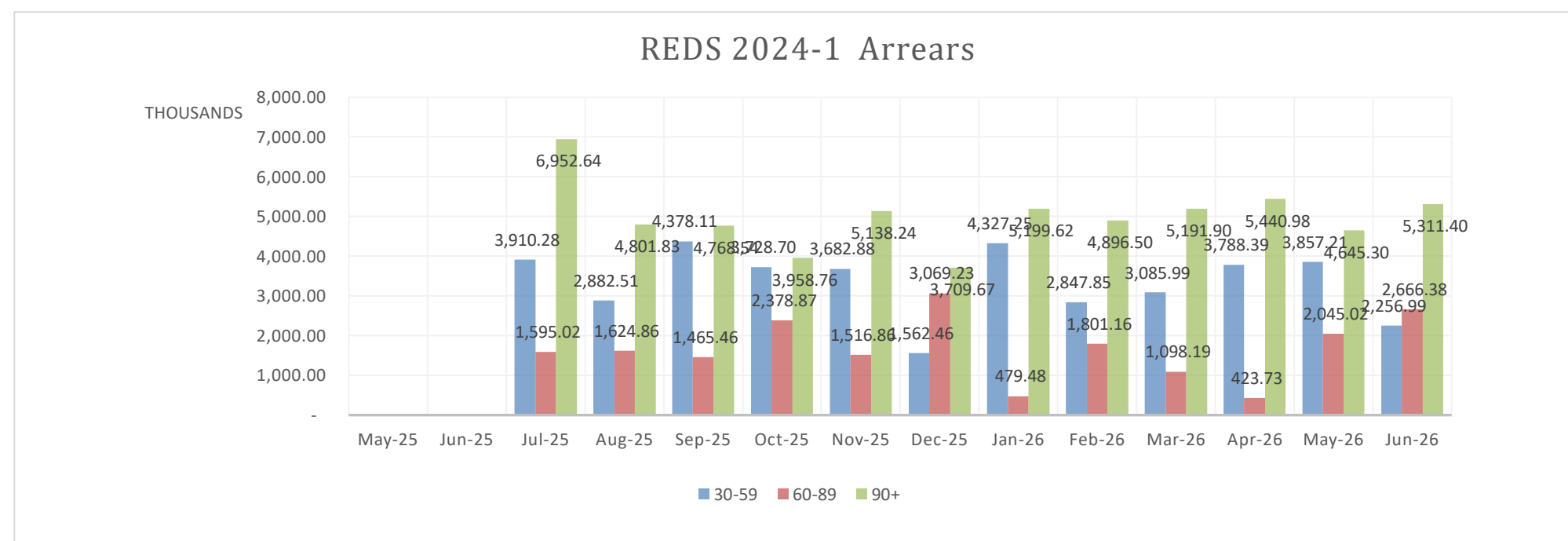
Mortgage Insurance			
Helia	63,382,972	12%	
Uninsured	375,440,379	72%	
QBE	83,720,442	16%	
Dual Insured	17,115	0%	
TOTAL	522,560,908	100%	

Loan Size			
>\$250,000	334,149,242	65%	
>\$200,000 & <\$250,000	52,095,958	10%	
>\$150,000 & <\$200,000	44,394,053	8%	
>\$100,000 & <\$150,000	41,988,406	8%	
>\$50,000 & <\$100,000	33,171,468	6%	
<= \$50,000	16,761,781	3%	
TOTAL	522,560,908	100%	



Arrears

	31 May 2026	30 Apr 2026	31 Mar 2026
30-59 days			
Number of loans	7	15	11
Outstanding Balance (\$)	2,256,988	3,857,211	3,788,385
% of Pool Outstanding Balance	0.43%	0.73%	0.70%
60-89 days			
Number of loans	9	6	2
Outstanding Balance (\$)	2,666,376	2,045,016	423,733
% of Pool Outstanding Balance	0.51%	0.38%	0.08%
90+ days			
Number of loans	21	22	25
Outstanding Balance (\$)	5,311,398	4,645,298	5,440,975
% of Pool Outstanding Balance	1.02%	0.87%	1.00%
TOTAL Delinquencies			
Number of loans	37	43	38
Outstanding Balance (\$)	10,234,762	10,547,525	9,653,093
% of Pool Outstanding Balance	1.96%	1.98%	1.78%
Pool Information			
Number of loans	3,441	3,488	3,541
Outstanding Balance (\$ m)	523	531	542



Foreclosure & Mortgage Insurance claims since inception

	Loan count	Amount
Outstanding Balance of Defaulted Loans	0	0
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)	5,268,533
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	96,038
Closing Outstanding Balance (collateral posted)	5,172,495

Redraw Funding Facility

Opening Balance	1,053,707
Redraw facility drawn during the current month	
Repayment of drawdown for the previous periods	
Outstanding drawdowns	-
Reduction in Facility	19,208
Drawn amount	
Closing balance	1,034,499

Excess Income Reserve	150,000
Excess Spread Reserve Balance	-

Notional Swaps

Notional Swaps Value	21,733,174
% 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>

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 REDS Series 2023-1 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.

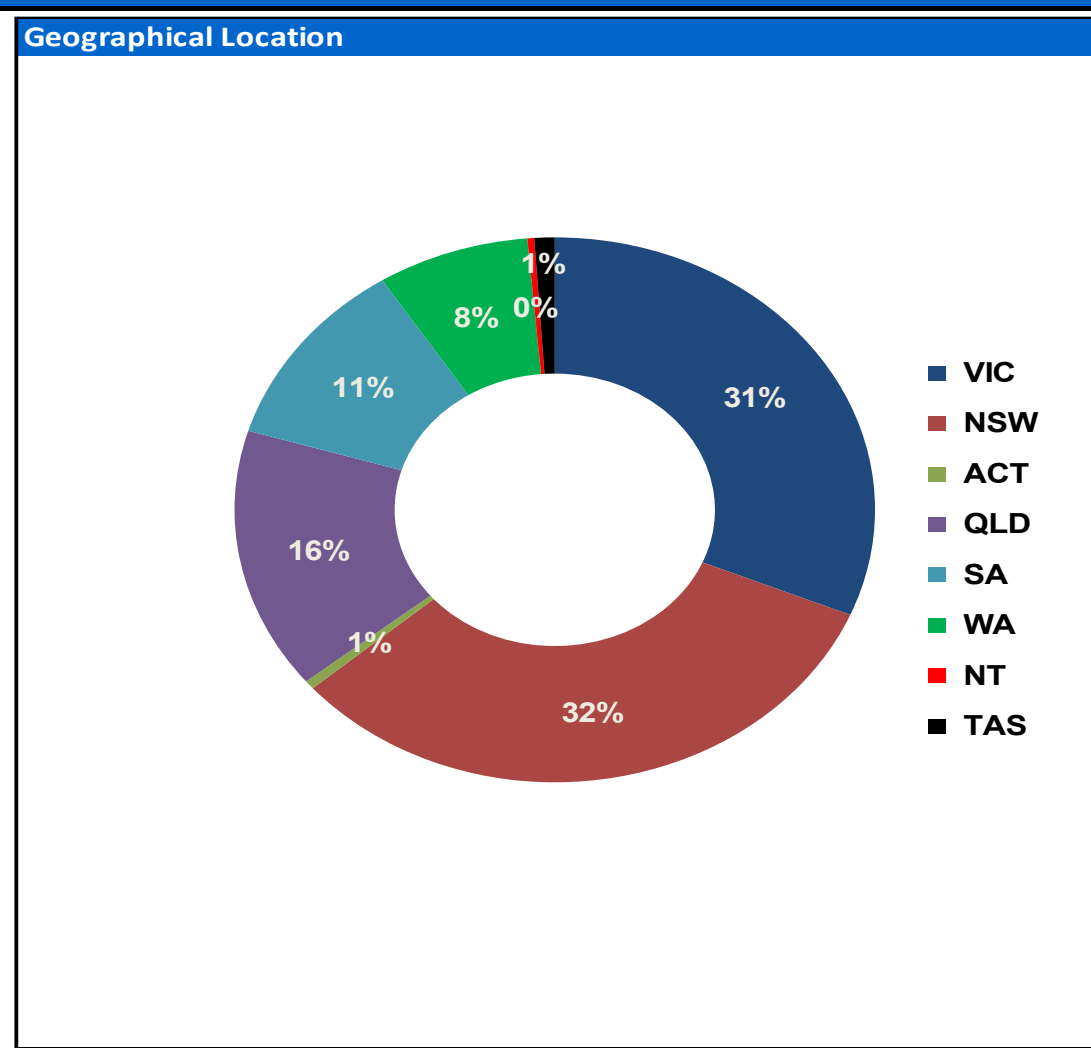
To the fullest extent permitted by law, BOQ and any of its directors, officers, employees and advisers, expressly disclaim all and any responsibility for and shall not be liable in any way whatsoever (whether in negligence or otherwise) for any loss, costs or expenses of any nature (whether direct, indirect 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.

Appendix 1

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

Geographical Location			
VIC	- Inner City	1,262	0%
	- Metro	7,866,821	28%
	- Non Metro	936,720	3%
NSW	- Inner City	-	0%
	- Metro	8,623,092	31%
	- Non Metro	472,942	2%
QLD	- Inner City	-	0%
	- Metro	3,536,568	13%
SA	- Inner City	-	0%
	- Metro	3,167,734	11%
WA	- Inner City	-	0%
	- Metro	1,633,475	6%
TAS	- Inner City	-	0%
	- Metro	287,321	1%
NT	- Inner City	-	0%
	- Metro	267	0%
ACT	- Inner City	-	0%
	- Metro	97,028	0%
ACT	- Metro	146,156	1%
	- Non Metro	-	0%
TOTAL		28,130,610	100%



Loan Purpose		
Refinance	17,627,996	63%
Renovation	-	0%
Property Purchase	6,602,712	23%
Construction	1,613,210	6%
Equity Release	2,286,692	8%
TOTAL	28,130,610	100%

Loan Security		
House	23,527,746	83%
Land	-	0%
Apartment	-	0%
Unit	3,835,619	14%
Townhouse	760,329	3%
Other	6,917	0%
TOTAL	28,130,610	100%

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	2	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	-	0%
>20 & <=25yrs	953,539	3%
>25yrs	27,177,069	97%
TOTAL	28,130,610	100%

Interest Option		
Variable	26,643,330	95%
Fixed <3 years	1,487,281	5%
Fixed >3 years	-	0%
TOTAL	28,130,610	100%

Owner/Investment split		
Owner Occupied	24,878,250	88%
Investment	3,252,360	12%
TOTAL	28,130,610	100%

Mortgage Insurance		
Helia	1,969,387	7%
Uninsured	25,376,288	90%
QBE	784,935	3%
Dual Insured	-	0%
TOTAL	28,130,610	100%

Interest Rate Exposure		
> 8.00%	1,439,429	5%
> 7.00% & <= 8.00%	367,665	1%
> 6.00% & <= 7.00%	24,269,082	87%
> 5.00% & <= 6.00%	2,054,434	7%
<= 5.00%	-	0%
TOTAL	28,130,610	100%

Loan Size		
>\$250,000	20,571,796	73%
>\$200,000 & <\$250,000	1,406,686	5%
>\$150,000 & <\$200,000	902,908	3%
>\$100,000 & <\$150,000	845,138	3%
>\$50,000 & <\$100,000	2,142,595	8%
<= \$50,000	2,261,487	8%
TOTAL	28,130,610	100%

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	86,050	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	1,146,927	4%
>70% & <= 75%	5,311,048	19%
>65% & <= 70%	6,068,542	22%
>60% & <= 65%	3,634,196	13%
>55% & <= 60%	1,795,266	6%
>50% & <= 55%	716,819	3%
>45% & <= 50%	1,350,477	5%
>40% & <= 45%	548,156	2%
>35% & <= 40%	525,478	2%
>30% & <= 35%	1,147,965	4%
>25% & <= 30%	1,486,397	5%
<=25%	4,313,290	15%
TOTAL	28,130,610	100%

