REDS Series 2024-1 Trust Monthly Investor Report

Monthly Investment Report as at 20 Nov 2026

Summary

Trust:	Series 2024-1 REDS Trust ("the Series Trust")
Collection Period end date:	31 Oct 2026
Payment Date:	20 Nov 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 2056

Security Classes

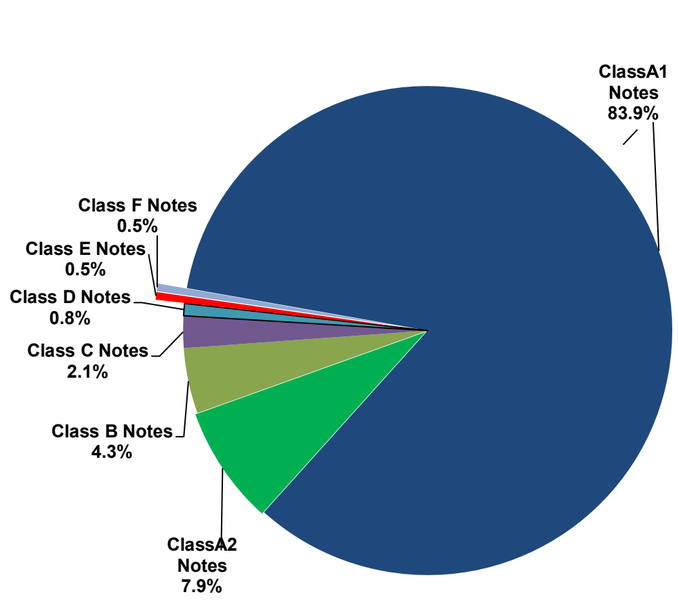
Class Name :	A1 Notes	A2 Notes	B Notes	C Notes	D Notes	E Notes	F Notes
ISIN / Common Code:	AU3FN0084638 / 276115731	AU3FN0084646 / 276115740	AU3FN0084653 / 276115758	AU3FN0084661 / 276115766	AU3FN0084679 / 276115774	AU3FN0084687 / 276115782	AU3FN0084695 / 276115804
Rating Agency:	S&P / Fitch	S&P / Fitch	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 + (from the first	BBSW (1 month) + Class Margin + (from the first	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	3,140
Average Loan Size	146,824
Maximum Loan Size	1,005,514
Weighted Average LVR	50.64%
Maximum LVR	89.87%
WA Seeding (months)	99
WA Term to Maturity (years)	20
Full Documentation Loans	100.00%
WA Interest Rate	6.73%

Note Factors as at 20 Nov 2026

Bond Factor	**0.46102735**
Class A1 Notes	0.42038724
Class A2 Notes	0.92838870
Class B Notes	0.92838870
Class C Notes	0.92838870
Class D Notes	0.92838870
Class E Notes	0.92838870
Class F Notes	0.92838870



Portfolio Structure

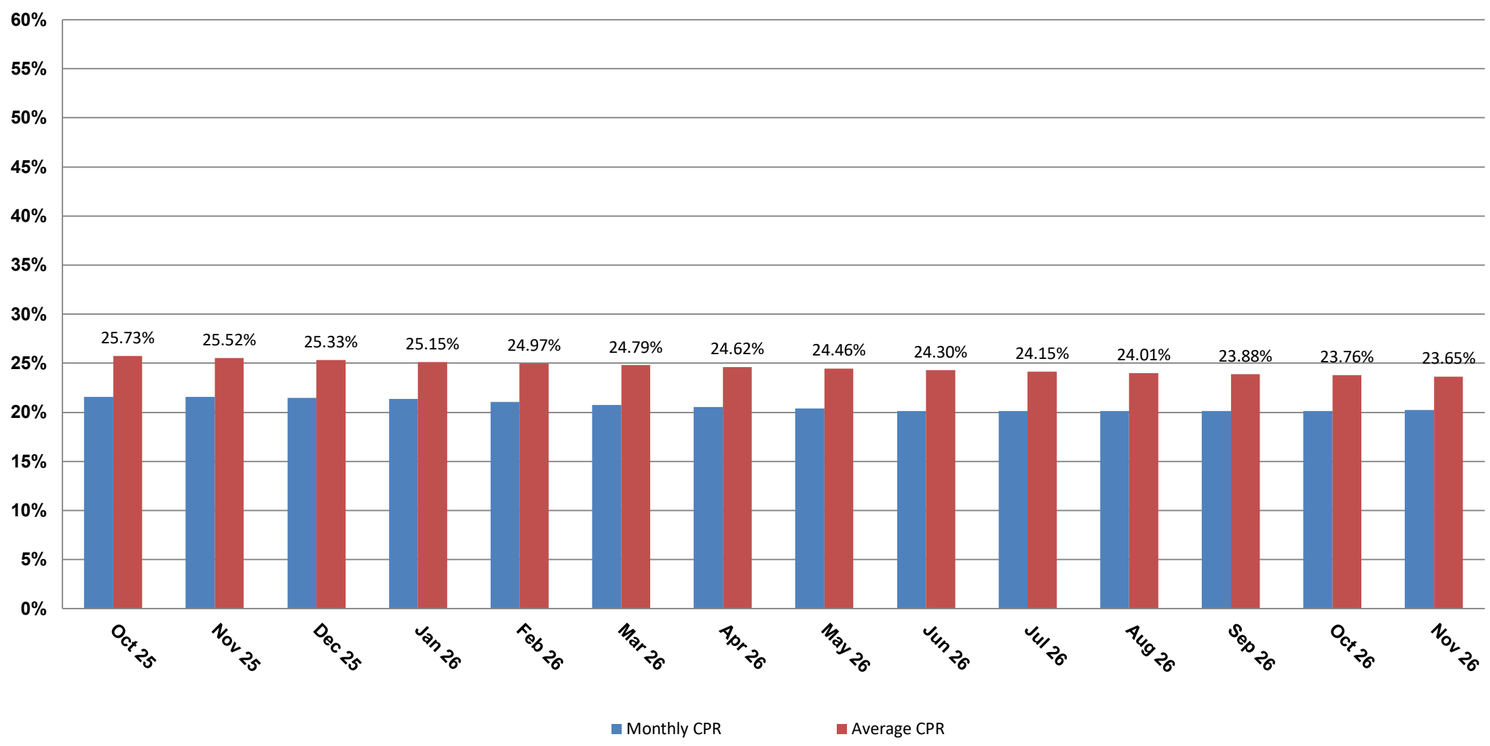
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt 20 Oct 2026 20 Nov 2026	Current Interest Rate 20 Oct 2026 20 Nov 2026
Class A1 Notes	397,589,491.29	10,833,232.44	386,756,258.85	1,921,256.99	5.690%
Class A2 Notes	37,221,339.46	1,014,180.28	36,207,159.18	189,347.10	5.990%
Class B Notes	20,519,456.38	559,099.39	19,960,356.99	112,226.02	6.440%
Class C Notes	10,021,129.86	273,048.54	9,748,081.32	59,063.61	6.940%
Class D Notes	3,817,573.28	104,018.49	3,713,554.79	24,283.70	7.490%
Class E Notes	2,385,983.30	65,011.56	2,320,971.74	19,432.86	9.590%
Class F Notes	2,385,983.30	65,011.56	2,320,971.74	21,965.92	10.840%
Principal Drawdown			0.00		
Total Portfolio	**473,940,957**	**12,913,602**	**461,027,355**	**2,347,576**	

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.

$ 24,313,837 5.27%

Principal Collections & Prepayment Analysis

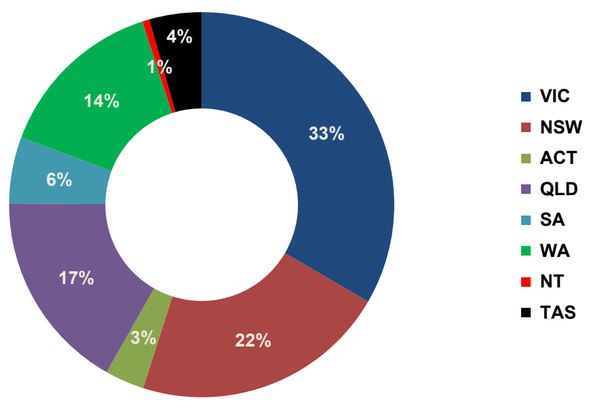
Repayment Analysis	Monthly 30 Sep 2026 to 31 Oct 2026	Quarterly 31 Aug 2026 to 31 Oct 2026	Since inception 05 March 2024 to 31 Oct 2026
Balance @ Determination Date	473,940,957	497,460,478	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,630,517)	(8,109,090)	(117,711,324)
Prepayments	(12,159,477)	(35,879,905)	(502,751,408)
Redraw Advances	1,876,392	7,555,873	81,490,087
Principal Draws / (Repayment of Principal Draws)	-	-	(0)
Closing Balance	**461,027,355**	**461,027,355**	**461,027,355**
CPR	23.26%	21.12%	20.22%
SMM	2.18%	1.96%	1.86%



Current Position

Geographical Location			
VIC	- Inner City	1,011,015	0%
	- Metro	131,654,524	29%
	- Non Metro	21,306,744	5%
NSW	- Inner City	38,102	0%
	- Metro	72,099,984	16%
	- Non Metro	27,082,803	6%
QLD	- Inner City	606,380	0%
	- Metro	66,784,578	14%
	- Non Metro	10,449,348	2%
SA	- Inner City	486,812	0%
	- Metro	21,445,864	5%
	- Non Metro	3,769,161	1%
WA	- Inner City	203,324	0%
	- Metro	58,524,401	13%
	- Non Metro	7,383,345	2%
TAS	- Inner City	727,065	0%
	- Metro	14,059,869	3%
	- Non Metro	5,457,113	1%
NT	- Metro	2,567,232	1%
	- Non Metro	159,203	0%
ACT	- Metro	15,210,488	3%
	- Non Metro	-	0%
TOTAL		**461,027,354**	**100%**

Geographical Location



Loan Purpose		
Refinance	208,852,271	45%
Renovation		0%
Property Purchase	175,496,062	38%
Construction	47,035,737	10%
Equity Release	29,643,285	6%
TOTAL	**461,027,354**	**100%**

Loan Security		
House	388,544,061	84%
Land	-	0%
Apartment	37,799,325	8%
Unit	16,355,771	4%
Townhouse	18,049,355	4%
Other	278,842	0%
TOTAL	**461,027,354**	**100%**

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	508,189	0%
>10 & <=15yrs	6,556,106	1%
>15 & <=20yrs	22,114,703	5%
>20 & <=25yrs	53,464,305	12%
>25yrs	378,384,052	82%
TOTAL	**461,027,354**	**100%**

Interest Option		
Variable	443,966,153	96%
Fixed <3 years	17,061,202	4%
Fixed >3 years	-	0%
TOTAL	**461,027,354**	**100%**

Owner/Investment split		
Owner Occupied	397,677,534	86%
Investment	63,349,820	14%
TOTAL	**461,027,354**	**100%**

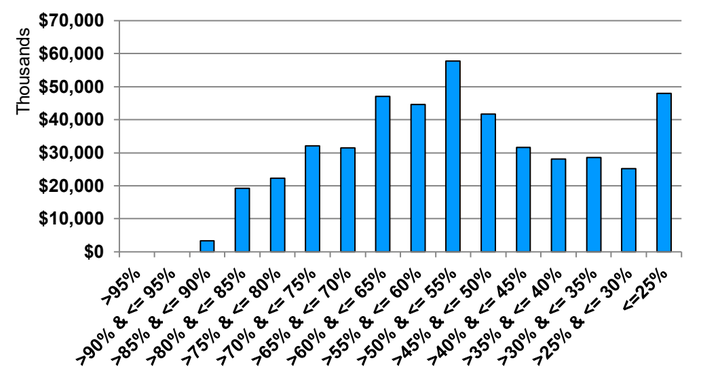
Mortgage Insurance		
Helia	56,443,394	12%
Uninsured	328,731,818	71%
QBE	75,837,494	16%
Dual Insured	14,649	0%
TOTAL	**461,027,354**	**100%**

Interest Rate Exposure		
> 8.00%	40,368,537	9%
> 7.00% & <= 8.00%	53,734,405	12%
> 6.00% & <= 7.00%	353,336,212	77%
> 5.00% & <= 6.00%	10,810,994	2%
<= 5.00%	2,777,206	1%
TOTAL	**461,027,354**	**100%**

Loan Size		
>$250,000	287,452,192	62%
>$200,000 & <$250,000	48,888,799	11%
>$150,000 & <$200,000	40,915,669	9%
>$100,000 & <$150,000	38,967,657	8%
>$50,000 & <$100,000	29,379,553	6%
<= $50,000	15,423,483	3%
TOTAL	**461,027,354**	**100%**

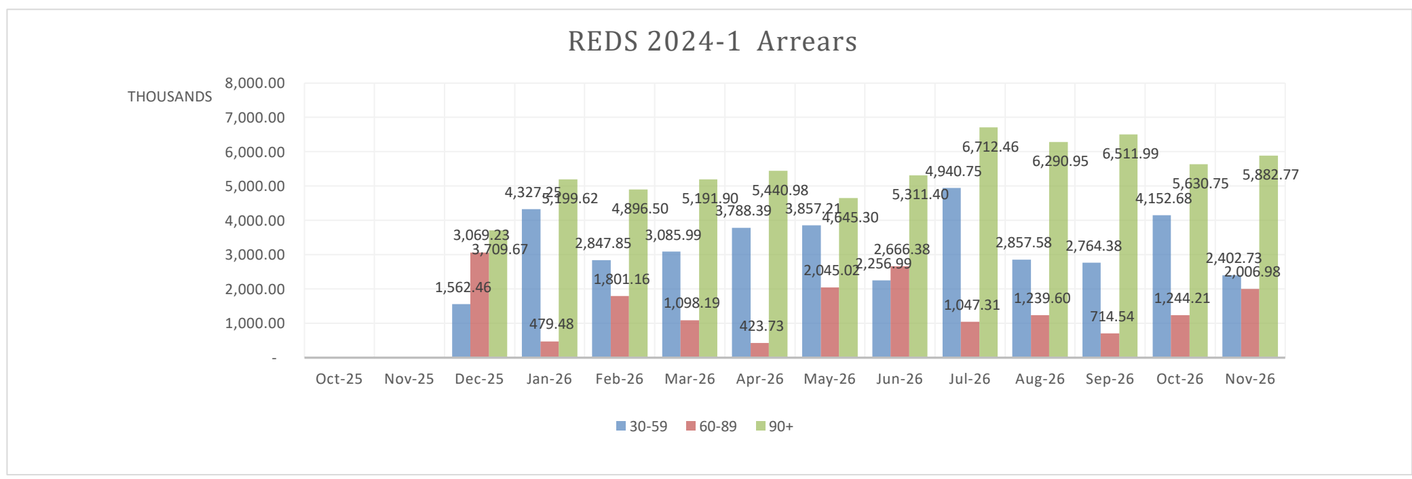
Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	-	0%
>85% & <= 90%	3,386,649	1%
>80% & <= 85%	19,169,054	4%
>75% & <= 80%	22,265,625	5%
>70% & <= 75%	32,118,697	7%
>65% & <= 70%	31,499,489	7%
>60% & <= 65%	47,011,559	10%
>55% & <= 60%	44,694,620	10%
>50% & <= 55%	57,714,704	13%
>45% & <= 50%	41,660,269	9%
>40% & <= 45%	31,555,628	7%
>35% & <= 40%	28,097,348	6%
>30% & <= 35%	28,549,993	6%
>25% & <= 30%	25,268,004	5%
<=25%	48,035,716	10%
TOTAL	**461,027,354**	**100%**

Loan to Value Ratio



Arrears

30-59 days	31 Oct 2026	30 Sep 2026	31 Aug 2026
Number of loans	12	17	13
Outstanding Balance ($)	2,402,725	4,152,681	2,764,377
% of Pool Outstanding Balance	0.52%	0.88%	0.57%
60-89 days			
Number of loans	7	7	9
Outstanding Balance ($)	2,006,979	1,244,215	714,540
% of Pool Outstanding Balance	0.44%	0.26%	0.15%
90+ days			
Number of loans	30	26	25
Outstanding Balance ($)	5,882,772	5,630,746	6,511,995
% of Pool Outstanding Balance	1.28%	1.19%	1.34%
TOTAL Delinquencies			
Number of loans	49	50	47
Outstanding Balance ($)	10,292,477	11,027,641	9,990,912
% of Pool Outstanding Balance	2.23%	2.33%	2.06%
Pool Information			
Number of loans	3,140	3,201	3,274
Outstanding Balance ($ m)	461	474	485



Foreclosure & Mortgage Insurance claims since inception

	Loan count	Amount
Outstanding Balance of Defaulted Loans	1	$ 258,440.63
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)	4,683,102
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	131,656
Closing Outstanding Balance (collateral posted)	4,551,446
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	-
Drawn amount	
Closing balance	1,000,000
Excess Income Reserve	150,000
Excess Spread Reseve Balance	-

Notional Swaps

Notional Swaps Value	17,977,460
% 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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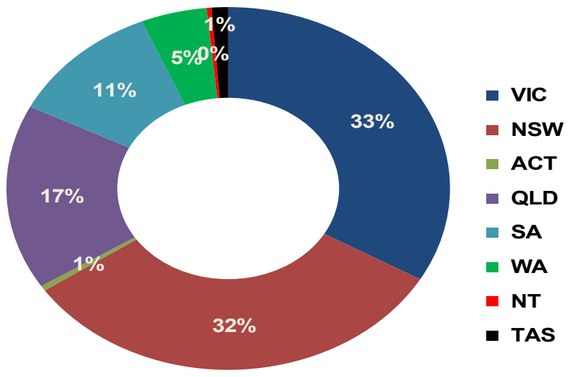
Appendix 1

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

Geographical Location

VIC	- Inner City	-	0%
	- Metro	7,488,173	31%
	- Non Metro	619,797	3%
NSW	- Inner City	-	0%
	- Metro	7,420,590	31%
	- Non Metro	396,131	2%
QLD	- Inner City	-	0%
	- Metro	3,243,119	13%
	- Non Metro	765,698	3%
SA	- Inner City	-	0%
	- Metro	2,720,274	11%
	- Non Metro	-	0%
WA	- Inner City	-	0%
	- Metro	1,054,350	4%
	- Non Metro	115,865	0%
TAS	- Inner City	-	0%
	- Metro	291,875	1%
	- Non Metro	269	0%
NT	- Metro	-	0%
	- Non Metro	86,043	0%
ACT	- Metro	111,654	0%
	- Non Metro	-	0%
TOTAL		**24,313,837**	**100%**

Geographical Location



Loan Purpose

Refinance	15,454,246	64%
Renovation		0%
Property Purchase	6,132,423	25%
Construction	1,051,840	4%
Equity Release	1,675,327	7%
TOTAL	**24,313,837**	**100%**

Loan Security

House	19,667,634	81%
Land	-	0%
Apartment	3,406,477	14%
Unit	302,392	1%
Townhouse	937,334	4%
Other	-	0%
TOTAL	**24,313,837**	**100%**

Loan Term

<=5 yrs	-	0%
>5 & <=10yrs	106	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	-	0%
>20 & <=25yrs	799,350	3%
>25yrs	23,514,594	97%
TOTAL	**24,313,837**	**100%**

Interest Option

Variable	23,066,975	95%
Fixed <3 years	1,246,862	5%
Fixed >3 years	-	0%
TOTAL	**24,313,837**	**100%**

Owner/Investment split

Owner Occupied	21,215,279	87%
Investment	3,098,558	13%
TOTAL	**24,313,837**	**100%**

Mortgage Insurance

Helia	1,567,804	6%
Uninsured	22,446,692	92%
QBE	299,341	1%
Dual Insured	-	0%
TOTAL	**24,313,837**	**100%**

Interest Rate Exposure

> 8.00%	1,288,091	5%
> 7.00% & <= 8.00%	79,325	0%
> 6.00% & <= 7.00%	21,977,307	90%
> 5.00% & <= 6.00%	969,114	4%
<= 5.00%	-	0%
TOTAL	**24,313,837**	**100%**

Loan Size

>$250,000	18,276,714	75%
>$200,000 & <$250,000	906,540	4%
>$150,000 & <$200,000	882,661	4%
>$100,000 & <$150,000	931,321	4%
>$50,000 & <$100,000	1,548,780	6%
<= $50,000	1,767,822	7%
TOTAL	**24,313,837**	**100%**

Loan to Value Ratio

>95%	-	0%
>90% & <= 95%	87,174	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	-	0%
>70% & <= 75%	4,914,696	20%
>65% & <= 70%	5,659,401	23%
>60% & <= 65%	2,779,638	11%
>55% & <= 60%	2,440,898	10%
>50% & <= 55%	311,121	1%
>45% & <= 50%	1,421,985	6%
>40% & <= 45%	407,901	2%
>35% & <= 40%	364,368	2%
>30% & <= 35%	1,135,534	5%
>25% & <= 30%	1,055,611	4%
<=25%	3,735,509	15%
TOTAL	**24,313,837**	**100%**

Loan to Value Ratio

