REDS Series 2024-1 Trust Monthly Investor Report

Monthly Investment Report as at 20 Oct 2026

Summary

Trust:	Series 2024-1 REDS Trust ("the Series Trust")
Collection Period end date:	30 Sep 2026
Payment Date:	20 Oct 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

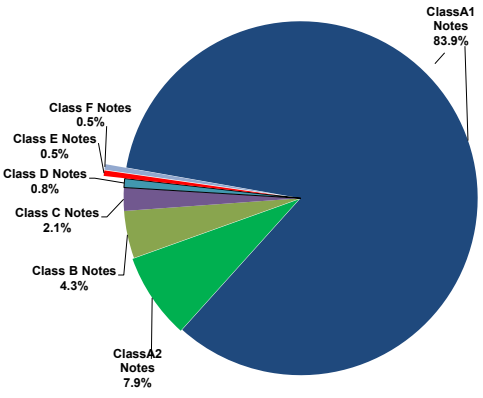
Class Name :	A1 Notes	A2 Notes	B Notes	C Notes	D Notes	E Notes	F Notes
ISIN / Common Code:	AU3FN0084638 / 276115731	AU3FN0084646 / 276115740	AU3FN0084653 / 276115758	AU3FN0084661 / 276115766	AU3FN0084679 / 276115774	AU3FN0084687 / 276115782	AU3FN0084695 / 276115804
Rating Agency:	S&P / Fitch	S&P / Fitch	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	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	3,201
Average Loan Size	148,060
Maximum Loan Size	1,011,718
Weighted Average LVR	50.91%
Maximum LVR	90.03%
WA Seeding (months)	98
WA Term to Maturity (years)	20
Full Documentation Loans	100.00%
WA Interest Rate	6.50%

Note Factors as at 20 Oct 2026

Bond Factor	**0.47394096**
Class A1 Notes	0.43216249
Class A2 Notes	0.95439332
Class B Notes	0.95439332
Class C Notes	0.95439332
Class D Notes	0.95439332
Class E Notes	0.95439332
Class F Notes	0.95439332



Portfolio Structure

	Principal Pass Through Paid 22 Sep 2026	Interest Amt 21 Sep 2026 22 Sep 2026	Interest Rate 21 Sep 2026 22 Sep 2026
Class A1 Notes	9,687,606.08	1,477.24	5.566%
Class A2 Notes	906,929.59	145.75	5.866%
Class B Notes	499,974.00	86.51	6.316%
Class C Notes	244,173.35	45.60	6.816%
Class D Notes	93,018.42	18.77	7.366%
Class E Notes	58,136.51	15.08	9.466%
Class F Notes	58,136.51	17.07	10.716%
	11,547,974	**1,806**	

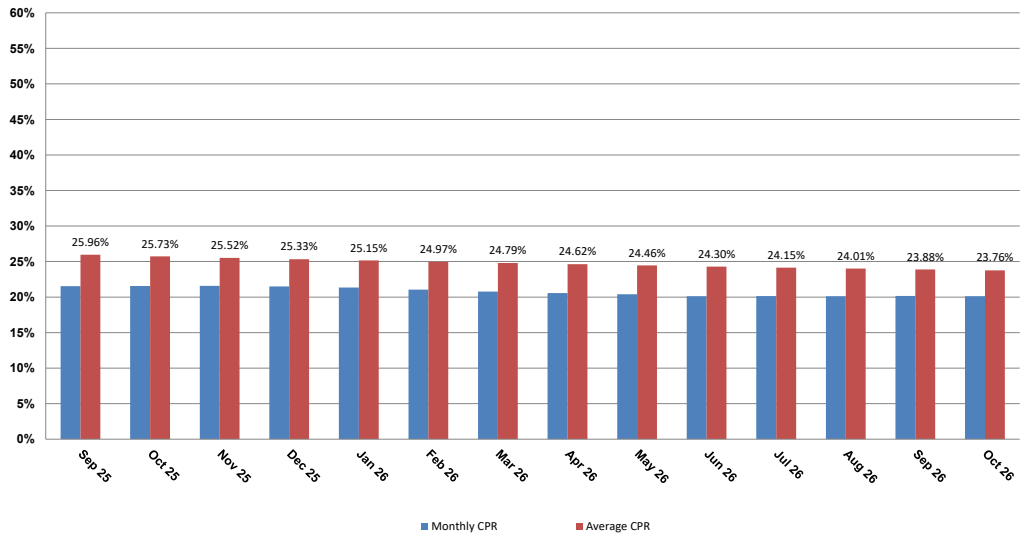
	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt 21 Sep 2026 20 Oct 2026	Current Interest Rate 21 Sep 2026 20 Oct 2026
Class A1 Notes	406,901,113.82	9,311,622.53	397,589,491.29	1,799,374.69	5.566%
Class A2 Notes	38,093,070.41	871,730.95	37,221,339.46	177,532.70	5.866%
Class B Notes	21,000,026.00	480,569.62	20,519,456.38	105,378.82	6.316%
Class C Notes	10,255,826.65	234,696.79	10,021,129.86	55,538.31	6.816%
Class D Notes	3,906,981.58	89,408.30	3,817,573.28	22,864.75	7.366%
Class E Notes	2,441,863.49	55,880.19	2,385,983.30	18,364.70	9.466%
Class F Notes	2,441,863.49	55,880.19	2,385,983.30	20,789.84	10.716%
				2,199,844	
Principal Drawdown			(0.00)		
Total Portfolio	**485,040,745**	**11,099,789**	**473,940,957**	**2,201,650**	

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.

$ 25,053,576 | 5.29%

Principal Collections & Prepayment Analysis

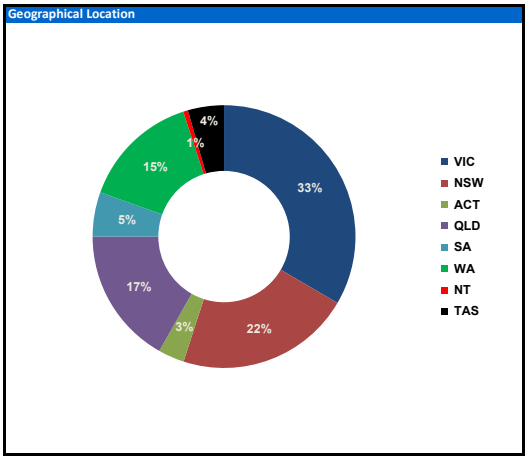
Repayment Analysis	Monthly 31 Aug 2026 to 30 Sep 2026	Quarterly 31 Jul 2026 to 30 Sep 2026	Since inception 05 March 2024 to 30 Sep 2026
Balance @ Determination Date	485,040,745	509,546,200	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,654,879)	(8,363,563)	(115,080,806)
Prepayments	(12,069,469)	(34,063,051)	(490,591,931)
Redraw Advances	3,624,560	6,821,371	79,613,695
Principal Draws / (Repayment of Principal Draws)	-	-	(0)
Closing Balance	**473,940,958**	**473,940,958**	**473,940,958**
CPR	19.10%	19.93%	20.12%
SMM	1.75%	1.84%	1.85%



Current Position

Geographical Location			
VIC	- Inner City	1,036,464	0%
	- Metro	135,365,430	29%
	- Non Metro	22,035,829	5%
NSW	- Inner City	39,126	0%
	- Metro	74,055,559	16%
	- Non Metro	28,073,018	6%
QLD	- Inner City	603,784	0%
	- Metro	68,378,858	14%
	- Non Metro	10,659,442	2%
SA	- Inner City	488,911	0%
	- Metro	21,680,646	5%
	- Non Metro	3,724,622	1%
WA	- Inner City	210,431	0%
	- Metro	61,187,165	13%
	- Non Metro	7,371,166	2%
TAS	- Inner City	737,433	0%
	- Metro	14,411,368	3%
	- Non Metro	5,897,762	1%
NT	- Metro	2,581,932	1%
	- Non Metro	170,063	0%
ACT	- Metro	15,231,949	3%
	- Non Metro	-	0%
TOTAL		**473,940,957**	**100%**

Geographical Location



Loan Purpose		
Refinance	216,195,334	46%
Renovation		0%
Property Purchase	179,297,216	38%
Construction	47,834,445	10%
Equity Release	30,613,961	6%
TOTAL	**473,940,957**	**100%**

Loan Security		
House	399,409,574	84%
Land	-	0%
Apartment	39,154,031	8%
Unit	16,927,217	4%
Townhouse	18,171,366	4%
Other	278,769	0%
TOTAL	**473,940,957**	**100%**

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	556,669	0%
>10 & <=15yrs	6,767,642	1%
>15 & <=20yrs	22,770,975	5%
>20 & <=25yrs	55,429,604	12%
>25yrs	388,416,067	82%
TOTAL	**473,940,957**	**100%**

Interest Option		
Variable	455,963,497	96%
Fixed <3 years	17,977,460	4%
Fixed >3 years	-	0%
TOTAL	**473,940,957**	**100%**

Owner/Investment split		
Owner Occupied	406,714,949	86%
Investment	67,226,007	14%
TOTAL	**473,940,957**	**100%**

Mortgage Insurance		
Helia	58,329,207	12%
Uninsured	338,922,350	72%
QBE	76,674,299	16%
Dual Insured	15,100	0%
TOTAL	**473,940,957**	**100%**

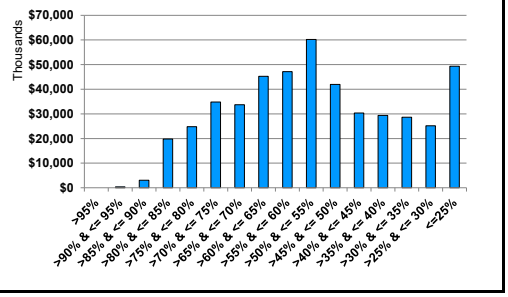
0

Interest Rate Exposure		
> 8.00%	34,861,649	7%
> 7.00% & <= 8.00%	40,817,017	9%
> 6.00% & <= 7.00%	357,689,901	75%
> 5.00% & <= 6.00%	37,761,668	8%
<= 5.00%	2,810,722	1%
TOTAL	**473,940,957**	**100%**

Loan Size		
>$250,000	295,618,164	62%
>$200,000 & <$250,000	49,719,275	10%
>$150,000 & <$200,000	42,769,825	9%
>$100,000 & <$150,000	39,615,292	8%
>$50,000 & <$100,000	30,878,243	7%
<= $50,000	15,340,157	3%
TOTAL	**473,940,957**	**100%**

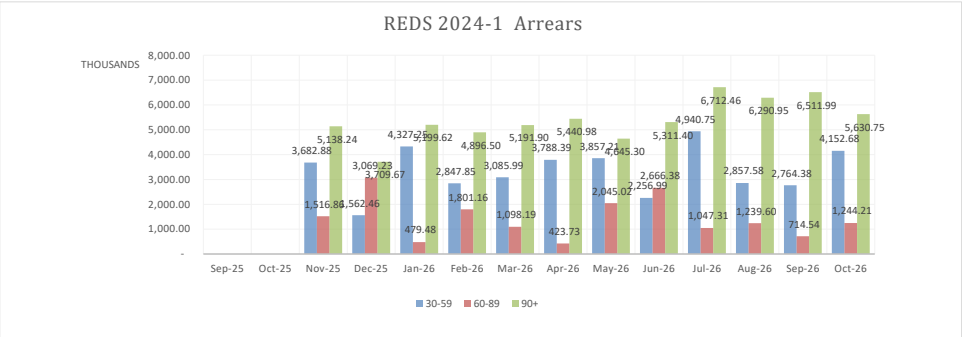
Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	360,112	0%
>85% & <= 90%	3,027,748	1%
>80% & <= 85%	19,772,579	4%
>75% & <= 80%	24,811,743	5%
>70% & <= 75%	34,831,524	7%
>65% & <= 70%	33,686,590	7%
>60% & <= 65%	45,279,641	10%
>55% & <= 60%	47,149,775	10%
>50% & <= 55%	60,238,569	13%
>45% & <= 50%	41,924,510	9%
>40% & <= 45%	30,380,079	6%
>35% & <= 40%	29,368,361	6%
>30% & <= 35%	28,648,820	6%
>25% & <= 30%	25,144,517	5%
<=25%	49,316,389	10%
TOTAL	**473,940,957**	**100%**

Loan to Value Ratio



Arrears

30-59 days	30 Sep 2026	31 Aug 2026	31 Jul 2026
Number of loans	17	13	17
Outstanding Balance ($)	4,152,681	2,764,377	2,857,583
% of Pool Outstanding Balance	0.88%	0.57%	0.58%
60-89 days			
Number of loans	7	9	10
Outstanding Balance ($)	1,244,215	714,540	1,239,597
% of Pool Outstanding Balance	0.26%	0.15%	0.25%
90+ days			
Number of loans	26	25	23
Outstanding Balance ($)	5,630,746	6,511,995	6,290,950
% of Pool Outstanding Balance	1.19%	1.34%	1.27%
TOTAL Delinquencies			
Number of loans	50	47	50
Outstanding Balance ($)	11,027,641	9,990,912	10,388,130
% of Pool Outstanding Balance	2.33%	2.06%	2.09%
Pool Information			
Number of loans	3,201	3,274	3,331
Outstanding Balance ($ m)	474	485	497



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)	4,785,288
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	102,185
Closing Outstanding Balance (collateral posted)	4,683,102
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	16,849,331
% 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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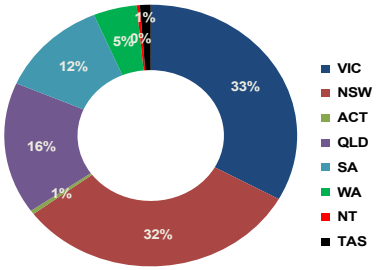
Appendix 1

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

Geographical Location			
VIC	- Inner City	- 245	0%
	- Metro	7,660,170	31%
	- Non Metro	624,156	2%
NSW	- Inner City	-	0%
	- Metro	7,508,153	30%
	- Non Metro	435,375	2%
QLD	- Inner City	-	0%
	- Metro	3,257,265	13%
	- Non Metro	822,062	3%
SA	- Inner City	-	0%
	- Metro	3,042,578	12%
	- Non Metro	-	0%
WA	- Inner City	-	0%
	- Metro	1,082,925	4%
	- Non Metro	117,922	0%
TAS	- Inner City	-	0%
	- Metro	296,704	1%
	- Non Metro	268	0%
NT	- Metro	-	0%
	- Non Metro	88,058	0%
ACT	- Metro	118,184	0%
	- Non Metro	-	0%
TOTAL		**25,053,576**	**100%**

Geographical Location



Loan Purpose		
Refinance	15,871,841	63%
Renovation		0%
Property Purchase	6,224,513	25%
Construction	1,071,979	4%
Equity Release	1,885,243	8%
TOTAL	**25,053,576**	**100%**

Loan Security		
House	20,370,165	81%
Land	-	0%
Apartment	3,412,094	14%
Unit	329,900	1%
Townhouse	941,417	4%
Other	-	0%
TOTAL	**25,053,576**	**100%**

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	- 458	0%
>10 & <=15yrs	-	0%
>15 & <=20yrs	-	0%
>20 & <=25yrs	867,874	3%
>25yrs	24,186,160	97%
TOTAL	**25,053,576**	**100%**

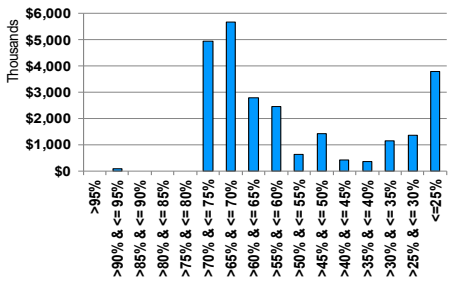
Interest Option		
Variable	23,724,169	95%
Fixed <3 years	1,329,407	5%
Fixed >3 years	-	0%
TOTAL	**25,053,576**	**100%**

Owner/Investment split		
Owner Occupied	21,904,752	87%
Investment	3,148,824	13%
TOTAL	**25,053,576**	**100%**

Mortgage Insurance		
Helia	1,689,334	7%
Uninsured	23,064,544	92%
QBE	299,698	1%
Dual Insured	-	0%
TOTAL	**25,053,576**	**100%**

Interest Rate Exposure		
> 8.00%	1,212,244	5%
> 7.00% & <= 8.00%	317,573	1%
> 6.00% & <= 7.00%	21,927,840	88%
> 5.00% & <= 6.00%	1,595,920	6%
<= 5.00%	-	0%
TOTAL	**25,053,576**	**100%**

Loan Size		
>$250,000	18,615,211	74%
>$200,000 & <$250,000	910,365	4%
>$150,000 & <$200,000	1,038,239	4%
>$100,000 & <$150,000	901,075	4%
>$50,000 & <$100,000	1,592,903	6%
<= $50,000	1,995,782	8%
TOTAL	**25,053,576**	**100%**

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	86,539	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	-	0%
>70% & <= 75%	4,940,134	20%
>65% & <= 70%	5,668,473	23%
>60% & <= 65%	2,781,435	11%
>55% & <= 60%	2,447,301	10%
>50% & <= 55%	626,998	3%
>45% & <= 50%	1,425,081	6%
>40% & <= 45%	409,158	2%
>35% & <= 40%	367,565	1%
>30% & <= 35%	1,137,923	5%
>25% & <= 30%	1,359,816	5%
<=25%	3,803,156	15%
TOTAL	**25,053,576**	**100%**

Loan to Value Ratio