REDS Series 2024-1 Trust Monthly Investor Report

Monthly Investment Report as at 21 Sep 2026

Summary

Trust:	Series 2024-1 REDS Trust ("the Series Trust")
Collection Period end date:	31 Aug 2026
Payment Date:	21 Sep 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 +	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	3,274
Average Loan Size	148,149
Maximum Loan Size	1,020,947
Weighted Average LVR	51.08%
Maximum LVR	90.15%
WA Seeding (months)	97
WA Term to Maturity (years)	20
Full Documentation Loans	100.00%
WA Interest Rate	6.50%

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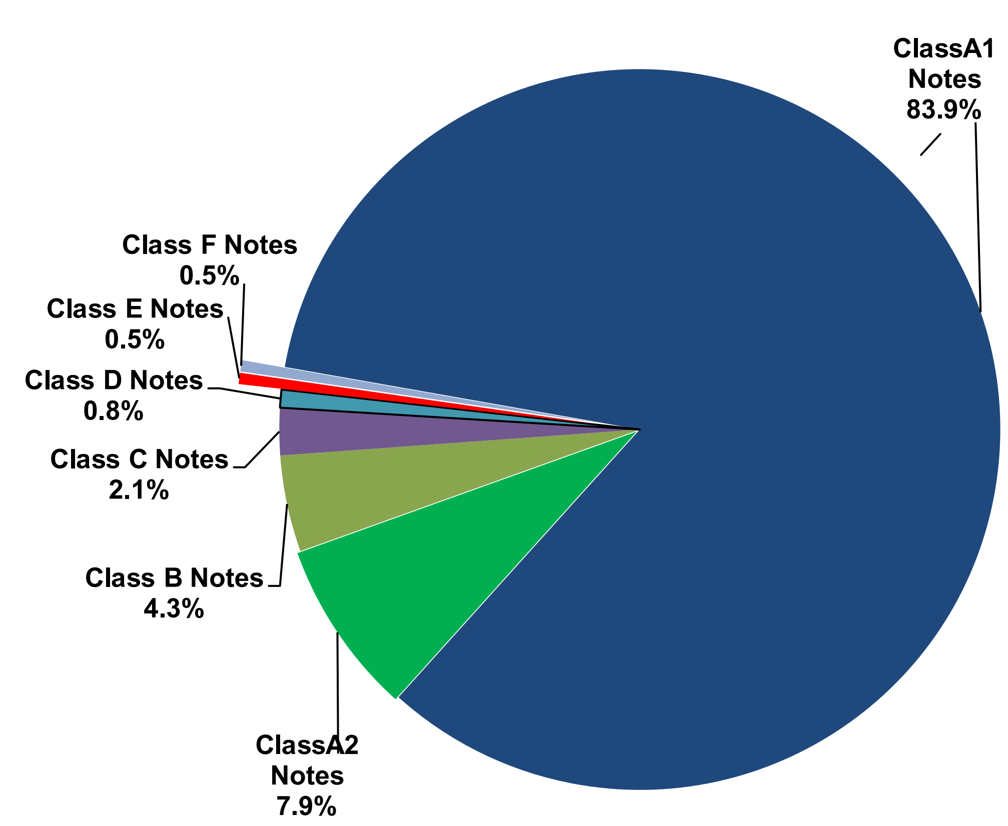
Note Factors as at 21 Sep 2026

Bond Factor	**0.48504075**
Class A1 Notes	0.44228382
Class A2 Notes	0.97674540
Class B Notes	0.97674540
Class C Notes	0.97674540
Class D Notes	0.97674540
Class E Notes	0.97674540
Class F Notes	0.97674540



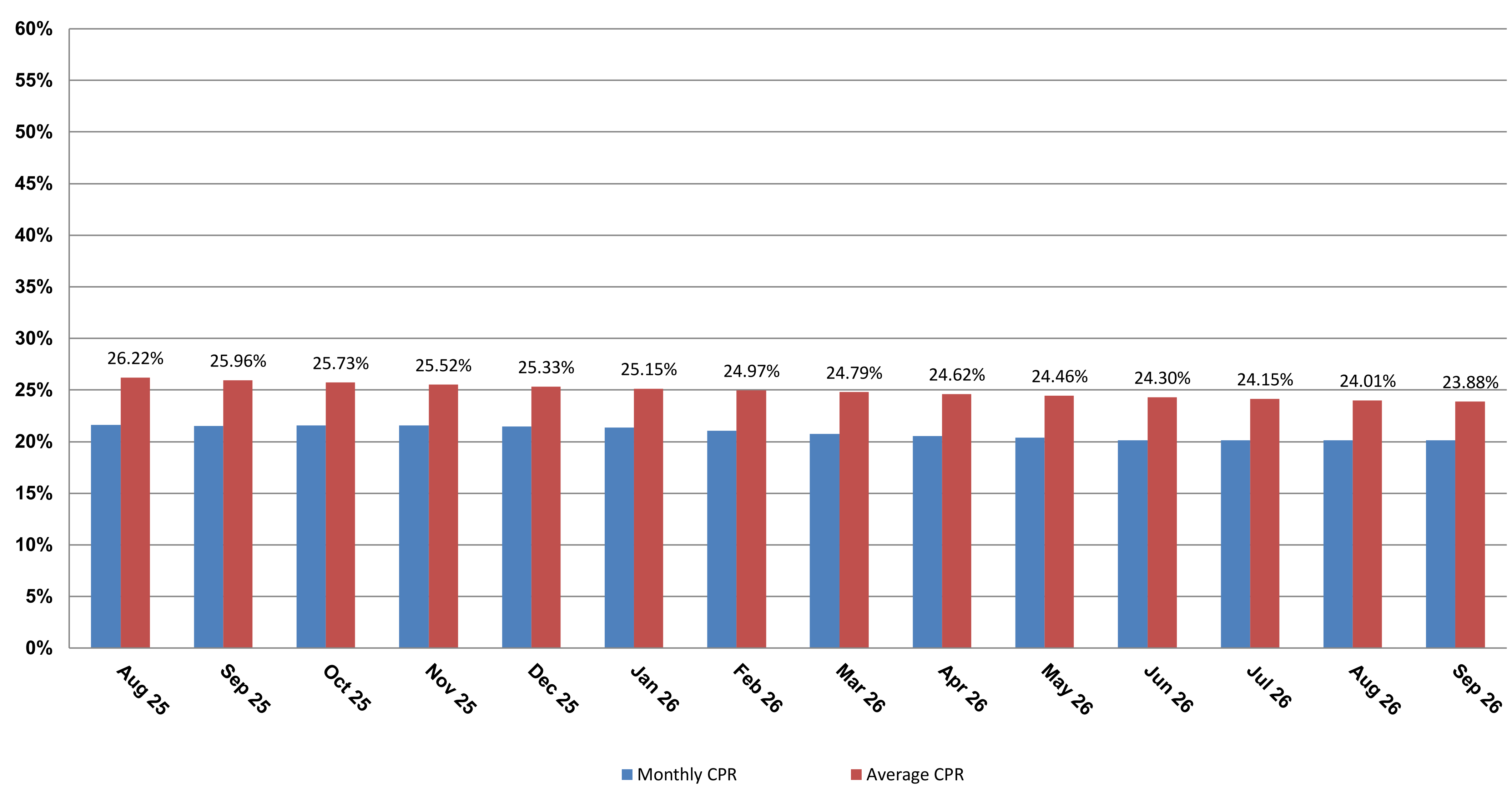
Portfolio Structure

	Opening Balance	Principal Pass-Through	Closing Balance	Current Interest Amt 20 Aug 2026 21 Sep 2026	Current Interest Rate 20 Aug 2026 21 Sep 2026
Class A1 Notes	416,588,719.90	9,687,606.08	406,901,113.82	1,976,178.19	5.411%
Class A2 Notes	39,000,000.00	906,929.59	38,093,070.41	195,262.42	5.711%
Class B Notes	21,500,000.00	499,974.00	21,000,026.00	116,126.86	6.161%
Class C Notes	10,500,000.00	244,173.35	10,255,826.65	61,315.86	6.661%
Class D Notes	4,000,000.00	93,018.42	3,906,981.58	25,287.19	7.211%
Class E Notes	2,500,000.00	58,136.51	2,441,863.49	20,407.23	9.311%
Class F Notes	2,500,000.00	58,136.51	2,441,863.49	23,146.96	10.561%
*Principal Drawdown			(0.01)		
Total Portfolio	**496,588,720**	**11,547,974**	**485,040,745**	**2,417,725**	

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.	$	25,301,746	5.22%

Principal Collections & Prepayment Analysis

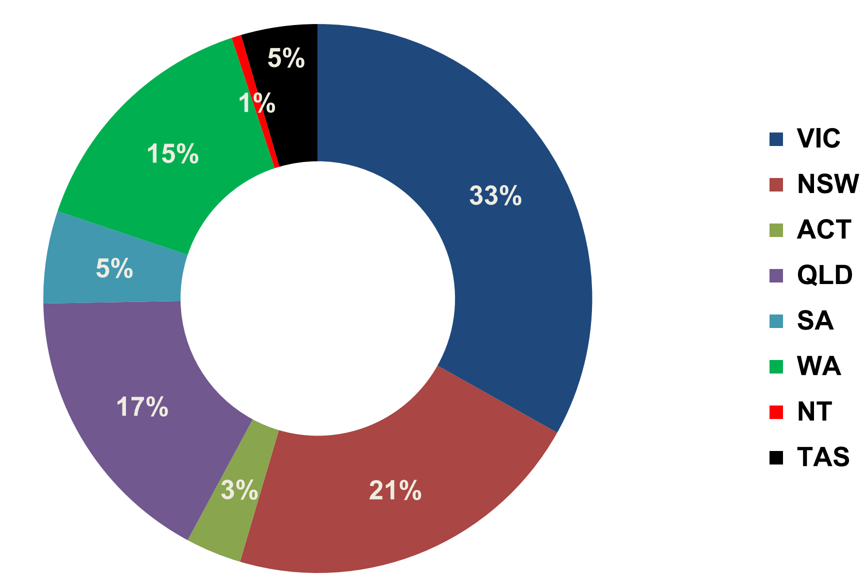
Repayment Analysis	Monthly 31 Jul 2026 to 31 Aug 2026	Quarterly 30 Jun 2026 to 31 Aug 2026	Since inception 05 March 2024 to 31 Aug 2026
Balance @ Determination Date	497,460,478	522,560,908	1,000,000,000
Substitution	-	-	-
Scheduled Repayments	(2,823,693)	(8,653,261)	(112,425,927)
Prepayments	(11,650,960)	(33,369,157)	(478,522,462)
Redraw Advances	2,054,921	4,502,257	75,989,135
Principal Draws / (Repayment of Principal Draws)	-	-	(0)
Closing Balance	**485,040,746**	**485,040,746**	**485,040,746**
CPR	20.95%	20.54%	20.15%
SMM	1.94%	1.90%	1.86%



Current Position

Geographical Location			
VIC	- Inner City	1,066,067	0%
	- Metro	137,328,317	28%
	- Non Metro	22,309,669	5%
NSW	- Inner City	34,175	0%
	- Metro	75,347,786	16%
	- Non Metro	28,604,780	6%
QLD	- Inner City	599,850	0%
	- Metro	70,376,948	15%
	- Non Metro	10,742,810	2%
SA	- Inner City	491,238	0%
	- Metro	22,084,613	5%
	- Non Metro	3,809,682	1%
WA	- Inner City	216,585	0%
	- Metro	63,979,928	13%
	- Non Metro	7,450,526	2%
TAS	- Inner City	742,712	0%
	- Metro	15,039,444	3%
	- Non Metro	6,081,004	1%
NT	- Metro	2,596,531	1%
	- Non Metro	175,190	0%
ACT	- Metro	15,962,890	3%
	- Non Metro	-	0%
TOTAL		**485,040,745**	**100%**

Geographical Location



Loan Purpose		
Refinance	220,476,267	46%
Renovation		0%
Property Purchase	184,812,390	38%
Construction	48,313,850	10%
Equity Release	31,438,239	6%
TOTAL	**485,040,745**	**100%**

Loan Security		
House	409,012,617	84%
Land	-	0%
Apartment	39,579,935	8%
Unit	17,953,284	4%
Townhouse	18,216,020	4%
Other	278,889	0%
TOTAL	**485,040,745**	**100%**

Loan Term		
<=5 yrs	-	0%
>5 & <=10yrs	618,732	0%
>10 & <=15yrs	6,977,820	1%
>15 & <=20yrs	23,595,876	5%
>20 & <=25yrs	57,052,620	12%
>25yrs	396,795,698	82%
TOTAL	**485,040,745**	**100%**

Interest Option		
Variable	468,191,414	97%
Fixed <3 years	16,849,331	3%
Fixed >3 years	-	0%
TOTAL	**485,040,745**	**100%**

Owner/Investment split		
Owner Occupied	416,289,368	86%
Investment	68,751,378	14%
TOTAL	**485,040,745**	**100%**

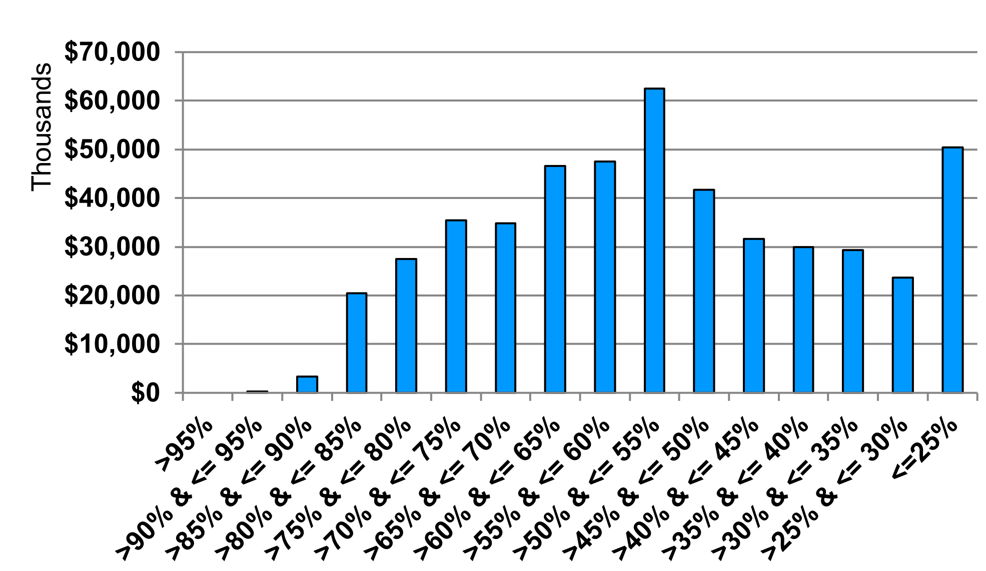
Mortgage Insurance		
Helia	59,999,425	12%
Uninsured	345,812,421	72%
QBE	79,213,349	16%
Dual Insured	15,550	0%
TOTAL	**485,040,745**	**100%**

Interest Rate Exposure		
> 8.00%	35,631,624	7%
> 7.00% & <= 8.00%	42,151,222	9%
> 6.00% & <= 7.00%	367,676,006	76%
> 5.00% & <= 6.00%	36,762,410	7%
<= 5.00%	2,819,483	1%
TOTAL	**485,040,745**	**100%**

Loan Size		
>$250,000	303,067,791	62%
>$200,000 & <$250,000	51,496,751	11%
>$150,000 & <$200,000	42,616,667	9%
>$100,000 & <$150,000	40,660,818	8%
>$50,000 & <$100,000	31,542,806	7%
<= $50,000	15,655,913	3%
TOTAL	**485,040,745**	**100%**

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	360,583	0%
>85% & <= 90%	3,363,843	1%
>80% & <= 85%	20,484,285	4%
>75% & <= 80%	27,440,967	6%
>70% & <= 75%	35,383,771	7%
>65% & <= 70%	34,780,571	7%
>60% & <= 65%	46,537,058	10%
>55% & <= 60%	47,492,132	10%
>50% & <= 55%	62,494,260	13%
>45% & <= 50%	41,659,394	9%
>40% & <= 45%	31,606,896	7%
>35% & <= 40%	29,962,153	6%
>30% & <= 35%	29,348,657	6%
>25% & <= 30%	23,738,353	5%
<=25%	50,387,822	10%
TOTAL	**485,040,745**	**100%**

Loan to Value Ratio



Arrears

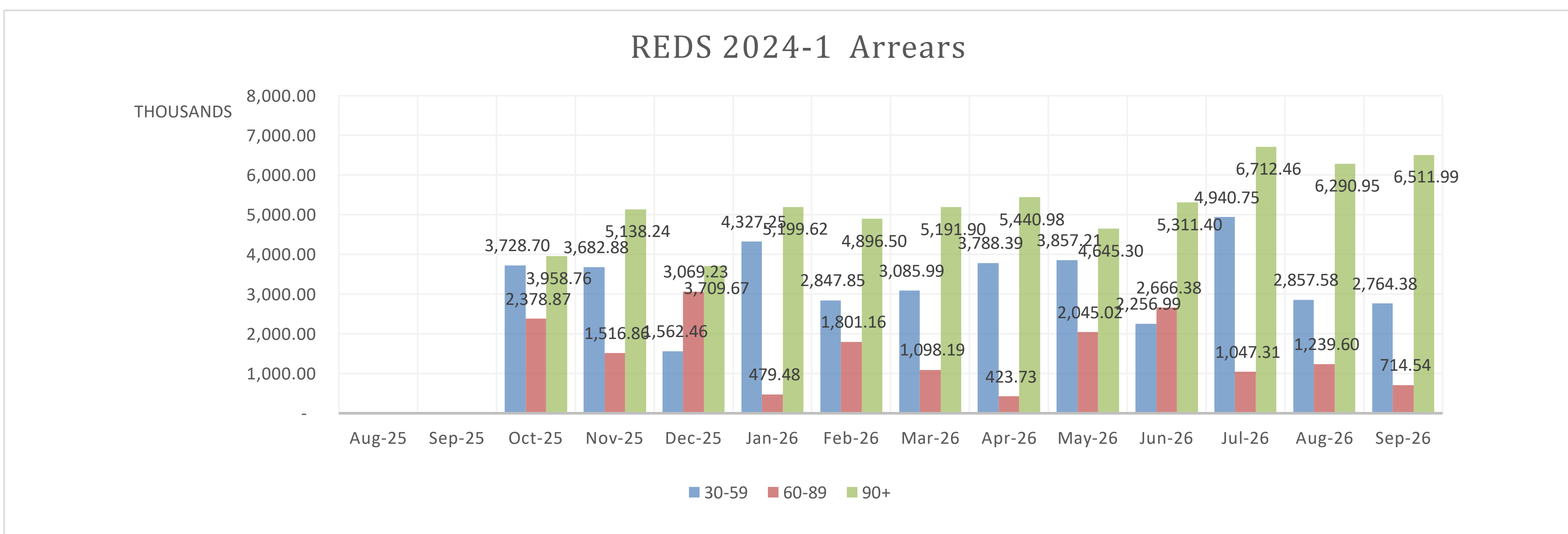
30-59 days	31 Aug 2026	31 Jul 2026	30 Jun 2026
Number of loans	13	17	23
Outstanding Balance ($)	2,764,377	2,857,583	4,940,749
% of Pool Outstanding Balance	0.57%	0.58%	0.97%

60-89 days			
Number of loans	9	10	3
Outstanding Balance ($)	714,540	1,239,597	1,047,311
% of Pool Outstanding Balance	0.15%	0.25%	0.21%

90+ days			
Number of loans	25	23	26
Outstanding Balance ($)	6,511,995	6,290,950	6,712,459
% of Pool Outstanding Balance	1.34%	1.27%	1.32%

TOTAL Delinquencies			
Number of loans	47	50	52
Outstanding Balance ($)	9,990,912	10,388,130	12,700,519
% of Pool Outstanding Balance	2.06%	2.09%	2.49%

Pool Information			
Number of loans	3,274	3,331	3,388
Outstanding Balance ($ m)	485	497	510



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)	4,902,978
Liquidity facility drawn during the current month	
Repayment of Liquidity Draw for the previous periods	
Outstanding liquidity draws	
Reduction in Facility	117,690
Closing Outstanding Balance (collateral posted)	4,785,288
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	17,260,037
% of fixed rate home loans	4%

Bank of Queensland Contacts

Long Term Funding :longtermfunding@boq.com.au

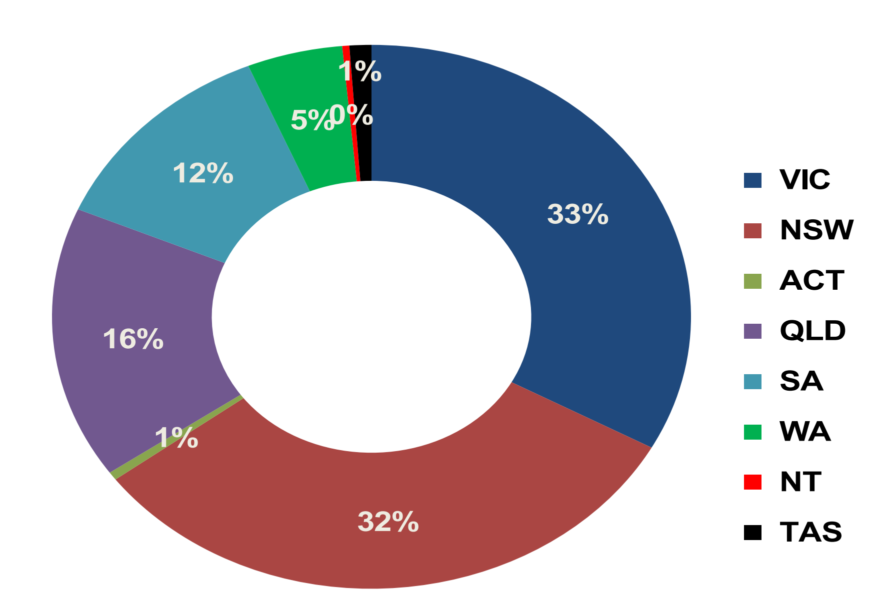
Website:	BOQ.com.au
Bloomberg Screen:	REDS <MTGE>

Appendix 1

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

Geographical Location			
VIC	- Inner City	1,156	0%
	- Metro	7,717,430	31%
	- Non Metro	628,372	2%
NSW	- Inner City	-	0%
	- Metro	7,605,481	30%
	- Non Metro	441,236	2%
QLD	- Inner City	-	0%
	- Metro	3,266,680	13%
	- Non Metro	827,801	3%
SA	- Inner City	-	0%
	- Metro	3,094,390	12%
	- Non Metro	-	0%
WA	- Inner City	-	0%
	- Metro	1,103,846	4%
	- Non Metro	120,334	0%
TAS	- Inner City	-	0%
	- Metro	280,134	1%
	- Non Metro	268	0%
NT	- Metro	-	0%
	- Non Metro	90,075	0%
ACT	- Metro	124,543	0%
	- Non Metro	-	0%
TOTAL		**25,301,746**	**100%**

Geographical Location



Loan Purpose		
Refinance	15,990,405	63%
Renovation		0%
Property Purchase	6,264,567	25%
Construction	1,064,882	4%
Equity Release	1,981,893	8%
TOTAL	**25,301,746**	**100%**

Loan Security		
House	20,587,466	81%
Land	-	0%
Apartment	3,425,753	14%
Unit	343,167	1%
Townhouse	945,360	4%
Other	-	0%
TOTAL	**25,301,746**	**100%**

Loan Term			
<=5 yrs		-	0%
>5 & <=10yrs	-	234	0%
>10 & <=15yrs		-	0%
>15 & <=20yrs		-	0%
>20 & <=25yrs		887,896	4%
>25yrs		24,414,084	96%
TOTAL		**25,301,746**	**100%**

Interest Option		
Variable	23,956,399	95%
Fixed <3 years	1,345,347	5%
Fixed >3 years	-	0%
TOTAL	**25,301,746**	**100%**

Mortgage Insurance		
Helia	1,803,324	7%
Uninsured	23,198,335	92%
QBE	300,087	1%
Dual Insured	-	0%
TOTAL	**25,301,746**	**100%**

Owner/Investment split		
Owner Occupied	22,136,243	87%
Investment	3,165,503	13%
TOTAL	**25,301,746**	**100%**

Loan Size		
>$250,000	18,705,537	73%
>$200,000 & <$250,000	913,735	4%
>$150,000 & <$200,000	1,046,963	4%
>$100,000 & <$150,000	688,273	3%
>$50,000 & <$100,000	1,784,870	7%
<= $50,000	2,162,369	9%
TOTAL	**25,301,746**	**100%**

Interest Rate Exposure		
> 8.00%	1,337,530	5%
> 7.00% & <= 8.00%	293,716	1%
> 6.00% & <= 7.00%	22,130,893	88%
> 5.00% & <= 6.00%	1,539,607	6%
<= 5.00%	-	0%
TOTAL	**25,301,746**	**100%**

Loan to Value Ratio		
>95%	-	0%
>90% & <= 95%	85,995	0%
>85% & <= 90%	-	0%
>80% & <= 85%	-	0%
>75% & <= 80%	660,816	3%
>70% & <= 75%	4,284,649	17%
>65% & <= 70%	6,638,761	26%
>60% & <= 65%	1,883,226	7%
>55% & <= 60%	2,452,930	10%
>50% & <= 55%	711,710	3%
>45% & <= 50%	1,344,734	5%
>40% & <= 45%	410,093	2%
>35% & <= 40%	370,286	1%
>30% & <= 35%	1,140,954	5%
>25% & <= 30%	1,390,970	5%
<=25%	3,926,623	16%
TOTAL	**25,301,746**	**100%**

Loan to Value Ratio