

## BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-March-2018
Calculation Period End Date	31-March-2018
Trust Payment Date	23-April-2018

Programme Details	
Issuer	Bank of Queensland Limited
Seller, Servicer	Bank of Queensland Limited
Trust Manager	B.Q.L. Management Pty Ltd
Covered Bond Guarantor	Perpetual Corporate Trust Limited
Security Trustee	P.T. Limited
Covered Bond Swap Provider	ING Bank N.V. and National Australia Bank Limited
Bond Trustee	BNY Trust Company of Australia Limited
Cover Pool Monitor	KPMG Australia

Ratings Overview	Moody's	Fitch
Bank of Queensland Short Term Rating	P2	F2
Bank of Queensland Long Term Rating	A3	A-
Covered Bond Rating	Aaa	AAA

Compliance Tests	
Asset Coverage Test	PASS
Issuer Event of Default	NO
Pre-Maturity Test	NO
Notice to Pay	NO
Covered Bond Guarantor Event of Default	NO

Asset Coverage Test	
<b>Calculation of Adjusted Aggregate Mortgage Loan Balance Amount</b>	
<b>A</b>	The lower of:
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts
	1,010,767,157.18
	<u>919,328,386.57</u>
<b>B</b>	Aggregate Amount of any Proceeds of any Intercompany Notes and/or any Demand Notes which have not been applied as at the Collection Period
<b>C</b>	Aggregate Principal Balance of any Substitution Assets and Authorised Investments as at the Collection Period
<b>D</b>	Aggregate amount of Principal Collections standing to the credit of GIC account and not applied in accordance with the applicable Priority of Payments
<b>Z</b>	Negative Carry Adjustment
	<b>Adjusted Aggregate Mortgage Loan Amount</b>
	(A + B + C + D) - Z
	\$ 936,288,658.40
<b>Results of Asset Coverage Test</b>	
	Adjusted Aggregate Mortgage Loan Amount
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds
	Excess/(Shortfall) over adjusted Mortgage Loan Amount
	ACT Test Pass or Fail
	Asset Percentage
	\$ 936,288,658.40
	\$ 743,580,000.00
	\$ 192,708,658.40
	PASS
	90.9%

**BOND ISSUANCE**

Bonds	Issue Date	Maturity Date	ISIN	Issue Amount	Issue Amount AUD \$	Exchange Rate	Coupon Frequency	Coupon Rate
Series 2017-1	10-July-2017	22-July-2022	XS1640827843	€ 500,000,000.00	\$743,580,000.00	0.67242260416	Annually	0.50

Covered Bond Pool Summary		31-March-2018
Housing Loan Pool Size (AUD)		\$ 1,016,034,226.45
Number of Loans (Consolidated)		3,510
Number of Loans (Unconsolidated)		4,322
Average Loan Balance (Unconsolidated)		\$ 235,084.27
Maximum Loan Balance (Unconsolidated)		\$ 1,951,590.02
Weighted Average Current Loan-to-Value Ratio (CLVR)		59.01%
Maximum Current Loan-to-Value Ratio (CLVR)		81.92%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		47.47%
Weighted Average Seasoning (Months)		72
Weighted Average Remaining Term to Maturity (Months)		279
Maximum Remaining Term to Maturity (Months)		352
Weighted Average Mortgage Rate		4.63%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	18	0.42%	290,031.10	0.03%
> 5%, up to and including 10%	23	0.53%	785,277.91	0.08%
> 10%, up to and including 15%	22	0.51%	1,284,146.59	0.13%
> 15%, up to and including 20%	30	0.69%	3,315,701.02	0.33%
> 20%, up to and including 25%	42	0.97%	4,605,548.09	0.45%
> 25%, up to and including 30%	55	1.27%	9,459,420.54	0.93%
> 30%, up to and including 35%	71	1.64%	9,711,055.55	0.96%
> 35%, up to and including 40%	107	2.48%	20,854,361.86	2.05%
> 40%, up to and including 45%	136	3.15%	31,946,590.20	3.14%
> 45%, up to and including 50%	190	4.40%	40,118,218.03	3.95%
> 50%, up to and including 55%	178	4.12%	40,103,219.43	3.95%
> 55%, up to and including 60%	237	5.48%	52,507,045.01	5.17%
> 60%, up to and including 65%	257	5.95%	63,458,989.69	6.25%
> 65%, up to and including 70%	422	9.76%	102,657,874.87	10.10%
> 70%, up to and including 75%	401	9.28%	96,600,010.62	9.51%
> 75%, up to and including 80%	1,363	31.54%	357,693,613.37	35.20%
> 80%, up to and including 85%	564	13.05%	134,294,592.51	13.22%
> 85%, up to and including 90%	136	3.15%	30,594,584.82	3.01%
> 90%, up to and including 95%	70	1.62%	15,753,945.24	1.55%
> 95%, up to and including 100%	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	176	4.07%	2,410,725.40	0.24%
> 5%, up to and including 10%	83	1.92%	4,299,229.65	0.42%
> 10%, up to and including 15%	90	2.08%	8,670,457.91	0.85%
> 15%, up to and including 20%	97	2.24%	10,399,068.42	1.02%
> 20%, up to and including 25%	127	2.94%	19,010,734.20	1.87%
> 25%, up to and including 30%	125	2.89%	20,752,615.56	2.04%
> 30%, up to and including 35%	149	3.45%	31,185,702.64	3.07%
> 35%, up to and including 40%	222	5.14%	47,587,738.06	4.68%
> 40%, up to and including 45%	247	5.71%	55,956,841.38	5.51%
> 45%, up to and including 50%	277	6.41%	64,824,998.43	6.38%
> 50%, up to and including 55%	316	7.31%	76,915,625.42	7.57%
> 55%, up to and including 60%	359	8.31%	92,330,903.99	9.09%
> 60%, up to and including 65%	435	10.06%	115,410,884.93	11.36%
> 65%, up to and including 70%	505	11.68%	136,037,525.56	13.39%
> 70%, up to and including 75%	734	16.98%	208,377,868.90	20.51%
> 75%, up to and including 80%	378	8.75%	121,307,560.39	11.94%
> 80%, up to and including 85%	2	0.05%	555,745.61	0.05%
> 85%, up to and including 90%	0	0.00%	-	0.00%
> 90%, up to and including 95%	0	0.00%	-	0.00%
> 95%, up to and including 100%	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 5%	193	5.50%	3,404,576.05	0.34%
> 5%, up to and including 10%	102	2.91%	8,934,355.04	0.88%
> 10%, up to and including 15%	119	3.39%	14,500,179.05	1.43%
> 15%, up to and including 20%	131	3.73%	20,671,042.95	2.03%
> 20%, up to and including 25%	162	4.62%	35,173,451.93	3.46%
> 25%, up to and including 30%	200	5.70%	50,934,930.08	5.01%
> 30%, up to and including 35%	245	6.98%	71,644,827.40	7.05%
> 35%, up to and including 40%	259	7.38%	82,405,278.83	8.11%
> 40%, up to and including 45%	356	10.14%	116,249,163.48	11.44%
> 45%, up to and including 50%	411	11.71%	143,766,028.40	14.15%
> 50%, up to and including 55%	380	10.83%	129,538,894.14	12.75%
> 55%, up to and including 60%	362	10.31%	120,561,235.79	11.87%
> 60%, up to and including 65%	332	9.46%	112,763,203.21	11.10%
> 65%, up to and including 70%	170	4.84%	66,194,828.28	6.52%
> 70%, up to and including 75%	47	1.34%	22,470,623.73	2.21%
> 75%, up to and including 80%	32	0.91%	12,147,005.35	1.20%
> 80%, up to and including 85%	6	0.17%	2,071,729.11	0.20%
> 85%, up to and including 90%	1	0.03%	604,416.94	0.06%
> 90%, up to and including 95%	1	0.03%	891,368.40	0.09%
> 95%, up to and including 100%	1	0.03%	1,107,088.16	0.11%
<b>TOTAL</b>	<b>3,510</b>	<b>100.00%</b>	<b>1,016,034,226.32</b>	<b>100.00%</b>

\* Based on quarterly data provided by the Australian Bureau of Statistics

Mortgage Pool by Mortgage Loan Interest Rate	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 3.50%	1	0.02%	106,853.64	0.01%
> 3.50%, up to and including 3.75%	5	0.12%	1,101,837.01	0.11%
> 3.75%, up to and including 4.00%	249	5.76%	76,919,618.00	7.57%
> 4.00%, up to and including 4.25%	560	12.96%	147,258,649.94	14.49%
> 4.25%, up to and including 4.50%	1,170	27.07%	269,114,003.89	26.49%
> 4.50%, up to and including 4.75%	357	8.26%	87,645,084.87	8.63%
> 4.75%, up to and including 5.00%	973	22.51%	223,534,140.12	22.00%
> 5.00%, up to and including 5.25%	389	9.00%	76,899,155.72	7.57%
> 5.25%, up to and including 5.50%	404	9.35%	92,787,244.82	9.13%
> 5.50%, up to and including 5.75%	173	4.00%	33,071,529.65	3.25%
> 5.75%, up to and including 6.00%	16	0.37%	3,611,269.66	0.36%
> 6.00%, up to and including 6.25%	25	0.58%	3,984,839.13	0.39%
> 6.25%, up to and including 6.50%	0	0.00%	-	0.00%
> 6.50%, up to and including 6.75%	0	0.00%	-	0.00%
> 6.75%, up to and including 7.00%	0	0.00%	-	0.00%
> 7.00%	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Interest Rate Type	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Variable	3,703	85.68%	846,945,665.13	83.36%
Fixed	619	14.32%	169,088,561.32	16.64%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Mortgage Pool by Interest Option	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Total Variable	3,703	85.68%	846,945,665.13	83.36%
Up to an including 1 year	416	9.63%	112,689,448.38	11.09%
> 1 year, up to and including 2 years	143	3.31%	38,936,343.37	3.83%
> 2 years, up to and including 3 years	60	1.39%	17,462,769.57	1.72%
> 3 years, up to and including 4 years	0	0.00%	-	0.00%
> 4 years, up to and including 5 years	0	0.00%	-	0.00%
Total Fixed	619	14.32%	169,088,561.32	16.64%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Mortgage Pool by Consolidated Loan Balance	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including A\$100,000	460	13.11%	21,394,787.25	2.11%
> A\$100,000, up to and including A\$200,000	632	18.01%	98,334,763.09	9.68%
> A\$200,000, up to and including A\$300,000	1,059	30.17%	264,700,520.72	26.05%
> A\$300,000, up to and including A\$400,000	670	19.09%	231,440,685.70	22.78%
> A\$400,000, up to and including A\$500,000	315	8.97%	139,944,924.06	13.77%
> A\$500,000, up to and including A\$600,000	150	4.27%	81,929,131.37	8.06%
> A\$600,000, up to and including A\$700,000	97	2.76%	62,030,905.74	6.11%
> A\$700,000, up to and including A\$800,000	50	1.42%	36,955,689.51	3.64%
> A\$800,000, up to and including A\$900,000	28	0.80%	23,953,214.10	2.36%
> A\$900,000, up to and including A\$1,000,000	19	0.54%	17,895,897.77	1.76%
> A\$1,000,000, up to and including A\$1,250,000	20	0.57%	21,974,999.80	2.16%
> A\$1,250,000, up to and including A\$1,500,000	6	0.17%	8,532,659.91	0.84%
> A\$1,500,000, up to and including A\$1,750,000	2	0.06%	3,162,938.51	0.31%
> A\$1,750,000, up to and including A\$2,000,000	2	0.06%	3,783,108.92	0.37%
> A\$2,000,000	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>3,510</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	2,657	61.48%	588,679,630.18	57.94%
New South Wales & Australian Capital Territory	681	15.76%	162,519,062.04	16.00%
Victoria	543	12.56%	149,412,400.76	14.71%
South Australia	18	0.42%	4,148,025.20	0.41%
Western Australia	333	7.70%	87,235,537.22	8.59%
Tasmania	47	1.09%	9,454,666.66	0.93%
Northern Territory	43	0.99%	14,584,904.39	1.44%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	2,431	56.25%	608,497,796.24	59.89%
Non Metropolitan	1,847	42.73%	393,652,097.64	38.74%
Inner City	44	1.02%	13,884,332.57	1.37%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	3,930	90.93%	892,969,252.55	87.89%
Interest Only	392	9.07%	123,064,973.90	12.11%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	3,930	90.93%	892,969,252.55	87.89%
Interest Only Loans: Up to and including 1 yr	215	4.97%	66,221,791.01	6.52%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	68	1.57%	21,673,045.30	2.13%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	60	1.39%	20,847,842.20	2.05%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	26	0.60%	7,672,447.20	0.76%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	23	0.53%	6,649,848.19	0.65%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	2,830	65.48%	626,255,860.98	61.64%
Investment	1,492	34.52%	389,778,365.47	38.36%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	4,322	100.00%	1,016,034,226.45	100.00%
Low Documentation	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	0	0.00%	-	0.00%
> 6 months, up to and including 12 months	19	0.44%	3,714,737.86	0.37%
> 12 months, up to and including 18 months	24	0.56%	4,534,505.74	0.45%
> 18 months, up to and including 24 months	31	0.72%	4,833,725.90	0.48%
> 24 months, up to and including 30 months	41	0.95%	7,333,664.68	0.72%
> 30 months, up to and including 36 months	49	1.13%	7,685,698.99	0.76%
> 36 months, up to and including 48 months	117	2.71%	22,208,029.85	2.19%
> 48 months, up to and including 60 months	512	11.85%	113,982,545.02	11.22%
> 60 months	3,529	81.65%	851,741,318.41	83.83%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	54	1.25%	1,743,034.37	0.17%
> 5 years, up to and including 6 years	7	0.16%	294,898.27	0.03%
> 6 years, up to and including 7 years	12	0.28%	833,462.72	0.08%
> 7 years, up to and including 8 years	15	0.35%	741,320.82	0.07%
> 8 years, up to and including 9 years	10	0.23%	870,892.76	0.09%
> 9 years, up to and including 10 years	31	0.72%	3,927,425.84	0.39%
> 10 years, up to and including 15 years	177	4.10%	27,395,284.11	2.70%
> 15 years, up to and including 20 years	480	11.11%	85,119,985.16	8.38%
> 20 years, up to and including 25 years	2,809	64.99%	711,120,278.85	69.99%
> 25 years, up to and including 30 years	727	16.82%	183,987,643.55	18.11%
> 30 years	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	4,322	100.00%	1,016,034,226.45	100.00%
QBE LMI	0	0.00%	-	0.00%
Genworth	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	4,211	97.43%	979,671,682.87	96.42%
> 1 day, up to and including 31 days	103	2.38%	34,021,051.54	3.35%
> 31 days, up to and including 61 days	8	0.19%	2,341,492.04	0.23%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>4,322</b>	<b>100.00%</b>	<b>1,016,034,226.45</b>	<b>100.00%</b>

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