

## BOQ Soft Bullet Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-August-2024
Calculation Period End Date	31-August-2024
Trust Payment Date	23-September-2024

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, National Australia Bank Limited and BNP Paribas
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	Baa1	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
<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
	<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
	<b>Overcollateralisation</b>
	Legislative
	Current Contractual Minimum (based on Asset Percentage)
	Current
	<b>Indexation</b>
	Indexation is applied to each residential loan based on the loan's approval date to derive the Aggregate LVR Adjusted Mortgage Loan Balance Amounts in the Asset Coverage Test.
	Indexation is applied 85% for upward revision and 100% for downward revision.
	Indexation used is the CoreLogic "Hedonic Home Value Index" by State.

Covered Bond Pool Summary		31-August-2024
Housing Loan Pool Size (AUD)		\$ 1,281,604,228.00
Number of Loans (Consolidated)		3,237
Number of Loans (Unconsolidated)		3,795
Average Loan Balance (Unconsolidated)		\$ 337,708.62
Maximum Loan Balance (Unconsolidated)		\$ 1,885,309.41
Weighted Average Current Loan-to-Value Ratio (CLVR)		53.79%
Maximum Current Loan-to-Value Ratio (CLVR)		79.66%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		44.92%
Weighted Average Seasoning (Months)		30
Weighted Average Remaining Term to Maturity (Months)		308
Maximum Remaining Term to Maturity (Months)		353
Weighted Average Mortgage Rate		6.13%

Bonds	Issue Date	Maturity Date	ISIN
Series 2024-1	30-May-2024	30-July-2029	XS2828820352

Bonds	Issue Amount	Issue Amount AUD \$	Exchange Rate	Fixed/Floating	Coupon Frequency	Coupon Rate
Series 2024-1	€ 600,000,000	\$976,961,940	1.62826990000	Fixed	Annually	3.3004

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	13	0.34%	252,563.80	0.02%
> 5%, up to and including 10%	49	1.29%	3,483,857.16	0.27%
> 10%, up to and including 15%	64	1.69%	6,264,442.58	0.49%
> 15%, up to and including 20%	71	1.87%	11,119,369.64	0.87%
> 20%, up to and including 25%	103	2.71%	19,740,791.28	1.54%
> 25%, up to and including 30%	124	3.27%	27,589,903.18	2.15%
> 30%, up to and including 35%	166	4.37%	45,008,362.54	3.51%
> 35%, up to and including 40%	220	5.80%	66,906,640.04	5.22%
> 40%, up to and including 45%	241	6.35%	65,635,923.77	5.12%
> 45%, up to and including 50%	286	7.54%	92,907,395.26	7.25%
> 50%, up to and including 55%	294	7.75%	109,116,098.81	8.51%
> 55%, up to and including 60%	343	9.04%	125,798,882.65	9.82%
> 60%, up to and including 65%	345	9.09%	132,146,348.99	10.31%
> 65%, up to and including 70%	419	11.04%	162,440,071.22	12.67%
> 70%, up to and including 75%	329	8.67%	130,706,911.32	10.20%
> 75%, up to and including 80%	626	16.50%	259,928,064.51	20.28%
> 80%, up to and including 85%	60	1.58%	15,714,685.24	1.23%
> 85%, up to and including 90%	24	0.63%	4,266,737.92	0.33%
> 90%, up to and including 95%	18	0.47%	2,577,178.09	0.20%
> 95%, up to and including 100%	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</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%	115	3.03%	2,477,339.00	0.19%
> 5%, up to and including 10%	137	3.61%	10,175,510.16	0.79%
> 10%, up to and including 15%	153	4.03%	15,550,946.70	1.21%
> 15%, up to and including 20%	179	4.72%	30,488,714.21	2.38%
> 20%, up to and including 25%	179	4.72%	39,561,526.84	3.09%
> 25%, up to and including 30%	207	5.45%	50,279,829.53	3.92%
> 30%, up to and including 35%	205	5.40%	61,976,766.43	4.84%
> 35%, up to and including 40%	254	6.69%	78,016,064.23	6.09%
> 40%, up to and including 45%	261	6.88%	92,088,622.87	7.19%
> 45%, up to and including 50%	275	7.25%	103,749,478.22	8.10%
> 50%, up to and including 55%	298	7.85%	124,178,976.04	9.69%
> 55%, up to and including 60%	308	8.12%	128,499,481.43	10.03%
> 60%, up to and including 65%	334	8.80%	138,342,144.90	10.79%
> 65%, up to and including 70%	296	7.80%	124,754,849.07	9.73%
> 70%, up to and including 75%	307	8.09%	151,184,961.86	11.80%
> 75%, up to and including 80%	287	7.56%	130,279,016.51	10.17%
> 80%, up to and including 85%	0	0.00%	-	0.00%
> 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>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Current Indexed Loan to Value (CLVR) - Consolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	185	5.72%	5,918,945.39	0.46%
> 5%, up to and including 10%	192	5.93%	19,150,785.13	1.49%
> 10%, up to and including 15%	192	5.93%	31,270,125.10	2.44%
> 15%, up to and including 20%	226	6.98%	48,153,208.91	3.76%
> 20%, up to and including 25%	216	6.67%	65,456,754.20	5.11%
> 25%, up to and including 30%	223	6.89%	77,622,977.46	6.06%
> 30%, up to and including 35%	242	7.48%	98,516,893.77	7.69%
> 35%, up to and including 40%	271	8.37%	122,437,875.34	9.55%
> 40%, up to and including 45%	258	7.97%	123,626,651.52	9.65%
> 45%, up to and including 50%	281	8.68%	146,638,990.60	11.44%
> 50%, up to and including 55%	296	9.14%	156,639,455.87	12.22%
> 55%, up to and including 60%	239	7.38%	134,602,067.69	10.50%
> 60%, up to and including 65%	223	6.89%	122,850,129.28	9.59%
> 65%, up to and including 70%	133	4.11%	91,309,605.68	7.12%
> 70%, up to and including 75%	56	1.73%	35,090,450.80	2.74%
> 75%, up to and including 80%	4	0.12%	2,319,311.26	0.18%
> 80%, up to and including 85%	0	0.00%	-	0.00%
> 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>3,237</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

\* Based on quarterly data provided by CoreLogic

Mortgage Pool by Mortgage Loan Interest Rate	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6.35%	2,694	70.99%	1,017,225,355.31	79.37%
> 6.35%, up to and including 6.60%	574	15.13%	167,710,784.99	13.09%
> 6.60%, up to and including 6.85%	143	3.77%	39,791,710.96	3.10%
> 6.85%, up to and including 7.10%	96	2.53%	26,548,981.98	2.07%
> 7.10%, up to and including 7.35%	79	2.08%	13,951,073.17	1.09%
> 7.35%, up to and including 7.60%	72	1.90%	5,945,599.01	0.46%
> 7.60%, up to and including 7.85%	25	0.66%	2,680,128.50	0.21%
> 7.85%, up to and including 8.10%	24	0.63%	1,892,035.67	0.15%
> 8.10%, up to and including 8.35%	32	0.84%	1,901,043.46	0.15%
> 8.35%, up to and including 8.60%	8	0.21%	542,473.94	0.04%
> 8.60%, up to and including 8.85%	22	0.58%	1,233,151.07	0.10%
> 8.85%, up to and including 9.10%	10	0.26%	816,738.24	0.06%
> 9.10%, up to and including 9.35%	6	0.16%	960,897.04	0.07%
> 9.35%, up to and including 9.60%	8	0.21%	346,687.78	0.03%
> 9.60%, up to and including 9.85%	0	0.00%	-	0.00%
> 9.85%	2	0.05%	57,566.88	0.00%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	3,399	89.57%	1,141,604,849.83	89.08%
Fixed	396	10.43%	139,999,378.17	10.92%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	3,399	89.57%	1,141,604,849.83	89.08%
Up to an including 1 year	137	3.61%	53,850,743.45	4.20%
> 1 year, up to and including 2 years	184	4.85%	62,112,717.37	4.85%
> 2 years, up to and including 3 years	75	1.98%	24,035,917.35	1.88%
> 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	396	10.43%	139,999,378.17	10.92%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</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	422	13.04%	22,297,225.19	1.74%
> A\$100,000, up to and including A\$200,000	434	13.41%	65,548,279.80	5.11%
> A\$200,000, up to and including A\$300,000	550	16.99%	139,165,540.46	10.86%
> A\$300,000, up to and including A\$400,000	513	15.85%	179,894,144.71	14.04%
> A\$400,000, up to and including A\$500,000	430	13.28%	192,955,175.95	15.06%
> A\$500,000, up to and including A\$600,000	287	8.87%	156,656,545.38	12.22%
> A\$600,000, up to and including A\$700,000	193	5.96%	125,149,143.40	9.77%
> A\$700,000, up to and including A\$800,000	126	3.89%	94,187,891.36	7.35%
> A\$800,000, up to and including A\$900,000	87	2.69%	73,348,498.20	5.72%
> A\$900,000, up to and including A\$1,000,000	50	1.54%	47,218,548.93	3.68%
> A\$1,000,000, up to and including A\$1,250,000	78	2.41%	85,701,293.72	6.69%
> A\$1,250,000, up to and including A\$1,500,000	39	1.20%	52,762,567.27	4.12%
> A\$1,500,000, up to and including A\$1,750,000	20	0.62%	32,025,840.95	2.50%
> A\$1,750,000, up to and including A\$2,000,000	8	0.25%	14,693,532.68	1.15%
> A\$2,000,000	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>3,237</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	2,189	57.68%	662,058,123.12	51.66%
New South Wales & Australian Capital Territory	699	18.42%	306,365,500.08	23.90%
Victoria	381	10.04%	162,034,929.40	12.64%
South Australia	93	2.45%	30,511,888.10	2.38%
Western Australia	371	9.78%	102,580,531.87	8.00%
Tasmania	41	1.08%	12,853,021.33	1.00%
Northern Territory	21	0.55%	5,200,234.10	0.41%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	2,297	60.53%	850,859,786.33	66.39%
Non Metropolitan	1,475	38.87%	420,021,290.28	32.77%
Inner City	23	0.61%	10,723,151.39	0.84%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	3,598	94.81%	1,203,363,607.09	93.90%
Interest Only	197	5.19%	78,240,620.91	6.10%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	3,598	94.81%	1,203,363,607.09	93.90%
Interest Only Loans: Up to and including 1 yr	40	1.05%	18,089,592.46	1.41%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	39	1.03%	14,803,922.59	1.16%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	38	1.00%	17,730,057.15	1.38%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	59	1.55%	21,112,072.86	1.65%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	21	0.55%	6,504,975.85	0.51%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	3,028	79.79%	1,032,630,307.57	80.57%
Investment	767	20.21%	248,973,920.43	19.43%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	3,795	100.00%	1,281,604,228.00	100.00%
Low Documentation	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</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	391	10.30%	114,787,419.58	8.96%
> 12 months, up to and including 18 months	294	7.75%	91,978,203.23	7.18%
> 18 months, up to and including 24 months	1,499	39.50%	604,390,882.71	47.16%
> 24 months, up to and including 30 months	741	19.53%	303,025,363.83	23.64%
> 30 months, up to and including 36 months	87	2.29%	30,394,711.20	2.37%
> 36 months, up to and including 48 months	105	2.77%	39,367,884.86	3.07%
> 48 months, up to and including 60 months	36	0.95%	13,734,751.23	1.07%
> 60 months	642	16.92%	83,925,011.36	6.55%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	72	1.90%	2,250,187.43	0.18%
> 5 years, up to and including 6 years	11	0.29%	662,804.03	0.05%
> 6 years, up to and including 7 years	11	0.29%	488,487.44	0.04%
> 7 years, up to and including 8 years	14	0.37%	1,347,404.06	0.11%
> 8 years, up to and including 9 years	55	1.45%	4,247,544.68	0.33%
> 9 years, up to and including 10 years	47	1.24%	3,289,538.55	0.26%
> 10 years, up to and including 15 years	332	8.75%	49,742,528.59	3.88%
> 15 years, up to and including 20 years	598	15.76%	125,711,542.19	9.81%
> 20 years, up to and including 25 years	463	12.20%	153,134,008.95	11.95%
> 25 years, up to and including 30 years	2,192	57.76%	940,730,182.08	73.40%
> 30 years	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	3,512	92.54%	1,250,846,868.71	97.60%
QBE LMI	255	6.72%	28,270,278.06	2.21%
Helia	28	0.74%	2,487,081.23	0.19%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	3,759	99.05%	1,265,855,498.71	98.77%
> 1 day, up to and including 31 days	35	0.92%	15,612,274.14	1.22%
> 31 days, up to and including 61 days	1	0.03%	136,455.15	0.01%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>3,795</b>	<b>100.00%</b>	<b>1,281,604,228.00</b>	<b>100.00%</b>

Bank of Queensland Contacts	
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