

BOQ Covered Bond Trust - Monthly Investor Report

Monthly Period		
Calculation Period Start Date		01-May-2025
Calculation Period End Date		31-May-2025
Trust Payment Date		23-June-2025

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	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		
Calculation of Adjusted Aggregate Mortgage Loan Balance Amount		
A	The lower of:	\$ 2,802,591,197.34
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	3,084,060,330.42
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	<u>2,802,591,197.34</u>
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	\$ -
C	Aggregate Principal Balance of any Substitution Assets and Authorised Investments as at the Collection Period	\$ -
D	Aggregate amount of Principal Collections standing to the credit of GIC account and not applied in accordance with the applicable Priority of Payments	\$392,414,754.63
Z	Negative Carry Adjustment	\$ -
	Adjusted Aggregate Mortgage Loan Amount	
	(A + B + C + D) - Z	<u>\$ 3,195,005,951.97</u>
Results of Asset Coverage Test		
	Adjusted Aggregate Mortgage Loan Amount	\$ 3,195,005,951.97
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	\$ 1,796,465,000.00
	Excess/(Shortfall) over adjusted Mortgage Loan Amount	\$ 1,398,540,951.97
	ACT Test Pass or Fail	PASS
	Asset Percentage	90.9%
Overcollateralisation		
	Legislative	103.0%
	Current Contractual Minimum (based on Asset Percentage)	110.0%
	Current	77.8%
Indexation		
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.		

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Bonds	Issue Date	Maturity Date	ISIN	Coupon Frequency
Series 2017-1	10-July-2017	22-July-2022	XS1640827843	Annually
Series 2019-1	04-June-2019	04-June-2024	XS2003420465	Annually
Series 2020-1	14-May-2020	14-May-2025	AU3FN0054086	Quarterly
Series 2022-1	09-June-2022	09-June-2027	XS2489398185	Annually
Series 2023-1	09-May-2023	09-May-2028	AU3FN0077798	Annually

Bonds	Issue Amount	Issue Amount AUD \$	Exchange Rate	Fixed/Floating	Coupon Rate
Series 2017-1	€ 500,000,000	\$743,580,000	1.48716000000	Fixed	0.5000
Series 2019-1	€ 500,000,000	\$810,770,000	1.62154000000	Fixed	0.1250
Series 2020-1	A\$750,000,000	\$950,000,000	1.00000000000	Floating	1.0700
Series 2022-1	€ 600,000,000	\$896,465,000	1.49410833333	Fixed	1.8390
Series 2023-1	A\$900,000,000	\$900,000,000	1.00000000000	Floating	1.2000

Covered Bond Pool Summary		31-May-2025
Housing Loan Pool Size (AUD)		\$ 3,085,645,846.16
Number of Loans (Consolidated)		10,593
Number of Loans (Unconsolidated)		11,998
Average Loan Balance (Unconsolidated)		\$ 257,180.02
Maximum Loan Balance (Unconsolidated)		\$ 1,806,194.53
Weighted Average Current Loan-to-Value Ratio (CLVR)		49.96%
Maximum Current Loan-to-Value Ratio (CLVR)		78.81%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		36.20%
Weighted Average Seasoning (Months)		65
Weighted Average Remaining Term to Maturity (Months)		274
Maximum Remaining Term to Maturity (Months)		331
Weighted Average Mortgage Rate		6.11%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	41	0.34%	1,311,852.44	0.04%
> 5%, up to and including 10%	110	0.92%	8,278,687.43	0.27%
> 10%, up to and including 15%	148	1.23%	11,707,562.85	0.38%
> 15%, up to and including 20%	218	1.82%	26,311,681.22	0.85%
> 20%, up to and including 25%	293	2.44%	44,583,864.58	1.44%
> 25%, up to and including 30%	385	3.21%	75,515,399.64	2.45%
> 30%, up to and including 35%	477	3.98%	94,372,940.41	3.06%
> 35%, up to and including 40%	579	4.83%	130,665,514.73	4.23%
> 40%, up to and including 45%	677	5.64%	152,768,855.92	4.95%
> 45%, up to and including 50%	773	6.44%	190,940,130.45	6.19%
> 50%, up to and including 55%	889	7.41%	241,193,894.56	7.82%
> 55%, up to and including 60%	941	7.84%	254,733,814.91	8.26%
> 60%, up to and including 65%	912	7.60%	253,726,455.87	8.22%
> 65%, up to and including 70%	1,195	9.96%	351,387,609.95	11.39%
> 70%, up to and including 75%	1,070	8.92%	324,151,136.75	10.51%
> 75%, up to and including 80%	2,785	23.21%	830,516,334.60	26.92%
> 80%, up to and including 85%	278	2.32%	51,509,598.09	1.67%
> 85%, up to and including 90%	92	0.77%	20,781,248.12	0.67%
> 90%, up to and including 95%	65	0.54%	11,894,798.02	0.39%
> 95%, up to and including 100%	70	0.58%	9,294,465.62	0.30%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

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Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,169	9.74%	12,987,275.42	0.42%
> 5%, up to and including 10%	485	4.04%	34,044,463.10	1.10%
> 10%, up to and including 15%	523	4.36%	58,986,963.84	1.91%
> 15%, up to and including 20%	554	4.62%	78,021,833.36	2.53%
> 20%, up to and including 25%	667	5.56%	132,322,652.48	4.29%
> 25%, up to and including 30%	723	6.03%	164,385,181.62	5.33%
> 30%, up to and including 35%	752	6.27%	183,969,616.92	5.96%
> 35%, up to and including 40%	815	6.79%	222,616,953.33	7.21%
> 40%, up to and including 45%	764	6.37%	224,205,967.98	7.27%
> 45%, up to and including 50%	909	7.58%	290,890,875.55	9.43%
> 50%, up to and including 55%	890	7.42%	285,827,581.85	9.26%
> 55%, up to and including 60%	941	7.84%	323,258,989.94	10.48%
> 60%, up to and including 65%	956	7.97%	345,549,215.58	11.20%
> 65%, up to and including 70%	853	7.11%	324,215,205.74	10.51%
> 70%, up to and including 75%	929	7.74%	377,062,670.98	12.22%
> 75%, up to and including 80%	68	0.57%	27,300,398.47	0.88%
> 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%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,392	13.15%	28,898,795.57	0.94%
> 5%, up to and including 10%	746	7.05%	81,659,415.09	2.65%
> 10%, up to and including 15%	848	8.01%	149,872,472.93	4.86%
> 15%, up to and including 20%	927	8.76%	222,159,121.36	7.20%
> 20%, up to and including 25%	982	9.27%	276,739,192.38	8.97%
> 25%, up to and including 30%	948	8.95%	302,041,987.41	9.79%
> 30%, up to and including 35%	982	9.27%	356,151,228.18	11.54%
> 35%, up to and including 40%	1,013	9.57%	391,377,511.90	12.68%
> 40%, up to and including 45%	901	8.51%	380,062,358.15	12.32%
> 45%, up to and including 50%	735	6.94%	325,456,112.66	10.55%
> 50%, up to and including 55%	503	4.75%	245,731,537.16	7.96%
> 55%, up to and including 60%	306	2.89%	157,852,054.76	5.12%
> 60%, up to and including 65%	185	1.75%	98,944,577.88	3.21%
> 65%, up to and including 70%	93	0.88%	51,817,545.97	1.68%
> 70%, up to and including 75%	26	0.25%	16,606,607.76	0.54%
> 75%, up to and including 80%	1	0.01%	275,322.52	0.01%
> 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%
TOTAL	10,588	100.00%	3,085,645,841.68	100.00%

* 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%	9,122	76.03%	2,590,920,549.37	83.97%
> 6.35%, up to and including 6.60%	894	7.45%	208,713,479.06	6.76%
> 6.60%, up to and including 6.85%	609	5.08%	114,108,911.49	3.70%
> 6.85%, up to and including 7.10%	496	4.13%	78,231,857.50	2.54%
> 7.10%, up to and including 7.35%	312	2.60%	42,944,513.64	1.39%
> 7.35%, up to and including 7.60%	170	1.42%	24,809,524.29	0.80%
> 7.60%, up to and including 7.85%	119	0.99%	9,895,005.02	0.32%
> 7.85%, up to and including 8.10%	144	1.20%	7,642,771.48	0.25%
> 8.10%, up to and including 8.35%	22	0.18%	1,620,188.21	0.05%
> 8.35%, up to and including 8.60%	46	0.38%	2,982,643.84	0.10%
> 8.60%, up to and including 8.85%	22	0.18%	1,595,239.59	0.05%
> 8.85%, up to and including 9.10%	22	0.18%	1,522,043.64	0.05%
> 9.10%, up to and including 9.35%	18	0.15%	631,293.62	0.02%
> 9.35%, up to and including 9.60%	2	0.02%	27,825.41	0.00%
> 9.60%, up to and including 9.85%	0	0.00%	-	0.00%
> 9.85%	0	0.00%	-	0.00%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

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Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	11,507	95.91%	2,931,487,936.51	95.00%
Fixed	491	4.09%	154,157,909.65	5.00%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	11,507	95.91%	2,931,487,936.51	95.00%
Up to an including 1 year	291	2.43%	94,814,913.86	3.07%
> 1 year, up to and including 2 years	173	1.44%	53,130,406.88	1.72%
> 2 years, up to and including 3 years	26	0.22%	5,848,623.61	0.19%
> 3 years, up to and including 4 years	0	0.00%	-	0.00%
> 4 years, up to and including 5 years	1	0.01%	363,965.30	0.01%
Total Fixed	491	4.09%	154,157,909.65	5.00%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Mortgage Pool by Consolidated Loan Balance	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including A\$100,000	2,208	20.85%	82,014,332.10	2.66%
> A\$100,000, up to and including A\$200,000	1,913	18.07%	290,399,999.29	9.41%
> A\$200,000, up to and including A\$300,000	2,183	20.62%	547,415,862.67	17.74%
> A\$300,000, up to and including A\$400,000	1,665	15.72%	579,881,680.21	18.79%
> A\$400,000, up to and including A\$500,000	1,094	10.33%	489,822,402.77	15.87%
> A\$500,000, up to and including A\$600,000	597	5.64%	326,065,305.85	10.57%
> A\$600,000, up to and including A\$700,000	364	3.44%	235,225,985.07	7.62%
> A\$700,000, up to and including A\$800,000	191	1.80%	142,980,476.73	4.63%
> A\$800,000, up to and including A\$900,000	122	1.15%	103,025,043.06	3.34%
> A\$900,000, up to and including A\$1,000,000	78	0.74%	73,904,639.41	2.40%
> A\$1,000,000, up to and including A\$1,250,000	110	1.04%	121,359,836.50	3.93%
> A\$1,250,000, up to and including A\$1,500,000	39	0.37%	52,636,889.56	1.71%
> A\$1,500,000, up to and including A\$1,750,000	20	0.19%	31,701,454.19	1.03%
> A\$1,750,000, up to and including A\$2,000,000	5	0.05%	9,211,938.75	0.30%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	10,589	100.00%	3,085,645,846.16	100.00%

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	6,556	54.64%	1,478,915,579.27	47.93%
New South Wales & Australian Capital Territory	2,474	20.62%	781,108,138.49	25.31%
Victoria	1,486	12.39%	463,827,984.54	15.03%
South Australia	257	2.14%	68,262,523.35	2.21%
Western Australia	1,023	8.53%	243,563,396.36	7.89%
Tasmania	138	1.15%	33,643,179.84	1.09%
Northern Territory	64	0.53%	16,325,044.31	0.53%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	7,321	61.02%	2,044,482,679.63	66.26%
Non Metropolitan	4,581	38.18%	1,014,742,825.25	32.89%
Inner City	96	0.80%	26,420,341.28	0.86%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	11,609	96.76%	2,937,284,688.00	95.19%
Interest Only	389	3.24%	148,361,158.16	4.81%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

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Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	11,609	96.76%	2,937,284,688.00	95.19%
Interest Only Loans: Up to and including 1 yr	82	0.68%	32,873,303.82	1.07%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	234	1.95%	85,154,331.93	2.76%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	33	0.28%	14,167,985.78	0.46%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	22	0.18%	9,110,842.98	0.30%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	18	0.15%	7,054,693.65	0.23%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	8,623	71.87%	2,152,734,151.16	69.77%
Investment	3,375	28.13%	932,911,695.00	30.23%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	11,998	100.00%	3,085,645,846.16	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

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	0	0.00%	-	0.00%
> 12 months, up to and including 18 months	0	0.00%	-	0.00%
> 18 months, up to and including 24 months	0	0.00%	-	0.00%
> 24 months, up to and including 30 months	0	0.00%	-	0.00%
> 30 months, up to and including 36 months	120	1.00%	48,767,254.22	1.58%
> 36 months, up to and including 48 months	4,608	38.41%	1,450,479,206.36	47.01%
> 48 months, up to and including 60 months	2,132	17.77%	630,899,640.26	20.45%
> 60 months	5,138	42.82%	955,499,745.32	30.97%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	131	1.09%	2,768,626.05	0.09%
> 5 years, up to and including 6 years	68	0.57%	3,947,920.92	0.13%
> 6 years, up to and including 7 years	111	0.93%	8,114,790.96	0.26%
> 7 years, up to and including 8 years	91	0.76%	7,309,350.87	0.24%
> 8 years, up to and including 9 years	105	0.88%	9,784,999.85	0.32%
> 9 years, up to and including 10 years	121	1.01%	10,620,294.88	0.34%
> 10 years, up to and including 15 years	1,616	13.47%	208,106,743.30	6.74%
> 15 years, up to and including 20 years	2,488	20.74%	481,790,747.42	15.61%
> 20 years, up to and including 25 years	2,741	22.85%	770,784,296.39	24.98%
> 25 years, up to and including 30 years	4,526	37.72%	1,582,418,075.52	51.28%
> 30 years	0	0.00%	-	0.00%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	11,723	97.71%	3,053,941,581.80	98.97%
QBE LMI	269	2.24%	30,199,531.95	0.98%
Helia	6	0.05%	1,504,732.41	0.05%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	11,877	98.99%	3,041,370,874.07	98.57%
> 1 day, up to and including 31 days	116	0.97%	42,506,434.98	1.38%
> 31 days, up to and including 61 days	4	0.03%	1,491,108.74	0.05%
> 61 days, up to and including 91 days	1	0.01%	277,428.37	0.01%
> 91 days	0	0.00%	-	0.00%
TOTAL	11,998	100.00%	3,085,645,846.16	100.00%

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Disclaimer

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