

BOQ Soft Bullet Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-October-2025
Calculation Period End Date	31-October-2025
Trust Payment Date	24-November-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, 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	
<u>Calculation of Adjusted Aggregate Mortgage Loan Balance Amount</u>	
A	The lower of:
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts 2,526,274,121.64
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts 2,296,081,562.08
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 \$107,037,539.77
Z	Negative Carry Adjustment \$ -
Adjusted Aggregate Mortgage Loan Amount	
(A + B + C + D) - Z	
\$ 2,403,119,101.85	
<u>Results of Asset Coverage Test</u>	
Adjusted Aggregate Mortgage Loan Amount \$ 2,403,119,101.85	
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds \$ 2,028,814,591.70	
Excess/(Shortfall) over adjusted Mortgage Loan Amount \$ 374,304,510.15	
ACT Test Pass or Fail PASS	
Asset Percentage 90.9%	
<u>Overcollateralisation</u>	
Legislative 103.0%	
Current Contractual Minimum (based on Asset Percentage) 110.0%	
Current 18.4%	
<u>Indexation</u>	
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	Fixed/Floating
Series 2024-1	30-May-2024	30-July-2029	XS2828820352	Fixed
Series 2025-1	18-June-2025	18-June-2030	XS3087737956	Fixed

Bonds	Issue Amount	Issue Amount AUD \$	Exchange Rate	Coupon Frequency	Coupon Rate
Series 2024-1	€ 600,000,000	\$976,961,940	1.62826990000	Annually	3.3004
Series 2025-1	€ 600,000,000.00	\$1,051,852,651.70	1.7530877528	Annually	2.7320

Covered Bond Pool Summary		31-October-2025
Housing Loan Pool Size (AUD)		\$ 2,527,467,471.61
Number of Loans (Consolidated)		7,266
Number of Loans (Unconsolidated)		7,717
Average Loan Balance (Unconsolidated)		\$ 327,519.43
Maximum Loan Balance (Unconsolidated)		\$ 1,889,000.00
Weighted Average Current Loan-to-Value Ratio (CLVR)		53.61%
Maximum Current Loan-to-Value Ratio (CLVR)		79.99%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		41.97%
Weighted Average Seasoning (Months)		45
Weighted Average Remaining Term to Maturity (Months)		296
Maximum Remaining Term to Maturity (Months)		339
Weighted Average Mortgage Rate		5.54%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	29	0.38%	1,165,093.48	0.05%
> 5%, up to and including 10%	98	1.27%	7,201,336.62	0.28%
> 10%, up to and including 15%	115	1.49%	13,580,711.63	0.54%
> 15%, up to and including 20%	149	1.93%	19,812,084.10	0.78%
> 20%, up to and including 25%	205	2.66%	36,522,991.92	1.45%
> 25%, up to and including 30%	276	3.58%	57,061,096.79	2.26%
> 30%, up to and including 35%	349	4.52%	85,775,174.19	3.39%
> 35%, up to and including 40%	424	5.49%	120,813,128.58	4.78%
> 40%, up to and including 45%	474	6.14%	132,946,479.17	5.26%
> 45%, up to and including 50%	565	7.32%	169,326,617.77	6.70%
> 50%, up to and including 55%	591	7.66%	193,387,957.46	7.65%
> 55%, up to and including 60%	671	8.70%	228,834,837.10	9.05%
> 60%, up to and including 65%	650	8.42%	230,339,093.32	9.11%
> 65%, up to and including 70%	789	10.22%	304,444,088.57	12.05%
> 70%, up to and including 75%	617	8.00%	246,286,166.19	9.74%
> 75%, up to and including 80%	1,498	19.41%	628,968,019.92	24.89%
> 80%, up to and including 85%	123	1.59%	32,002,849.02	1.27%
> 85%, up to and including 90%	51	0.66%	12,075,679.22	0.48%
> 90%, up to and including 95%	43	0.56%	6,924,066.56	0.27%
> 95%, up to and including 100%	0	0.00%	-	0.00%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	368	4.77%	7,021,387.41	0.28%
> 5%, up to and including 10%	372	4.82%	26,859,052.91	1.06%
> 10%, up to and including 15%	370	4.79%	43,114,899.74	1.71%
> 15%, up to and including 20%	319	4.13%	52,354,795.39	2.07%
> 20%, up to and including 25%	370	4.79%	76,661,816.72	3.03%
> 25%, up to and including 30%	431	5.59%	105,537,693.62	4.18%
> 30%, up to and including 35%	446	5.78%	130,777,582.98	5.17%
> 35%, up to and including 40%	469	6.08%	152,668,871.12	6.04%
> 40%, up to and including 45%	521	6.75%	179,751,720.92	7.11%
> 45%, up to and including 50%	567	7.35%	203,629,364.87	8.06%
> 50%, up to and including 55%	561	7.27%	214,144,239.68	8.47%
> 55%, up to and including 60%	567	7.35%	236,211,762.21	9.35%
> 60%, up to and including 65%	623	8.07%	261,915,263.16	10.36%
> 65%, up to and including 70%	574	7.44%	264,520,847.30	10.47%
> 70%, up to and including 75%	592	7.67%	281,886,284.80	11.15%
> 75%, up to and including 80%	567	7.35%	290,411,888.78	11.49%
> 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	7,717	100.00%	2,527,467,471.61	100.00%

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	587	8.08%	18,424,105.57	0.73%
> 5%, up to and including 10%	514	7.07%	52,026,977.23	2.06%
> 10%, up to and including 15%	494	6.80%	84,738,321.40	3.35%
> 15%, up to and including 20%	509	7.01%	116,362,558.48	4.60%
> 20%, up to and including 25%	525	7.23%	150,725,505.94	5.96%
> 25%, up to and including 30%	540	7.43%	190,996,233.10	7.56%
> 30%, up to and including 35%	570	7.84%	220,771,915.19	8.73%
> 35%, up to and including 40%	592	8.15%	247,341,294.41	9.79%
> 40%, up to and including 45%	637	8.77%	281,700,060.24	11.15%
> 45%, up to and including 50%	669	9.21%	293,419,746.95	11.61%
> 50%, up to and including 55%	556	7.65%	272,325,844.17	10.77%
> 55%, up to and including 60%	512	7.05%	266,652,169.78	10.55%
> 60%, up to and including 65%	271	3.73%	159,329,450.70	6.30%
> 65%, up to and including 70%	187	2.57%	111,010,203.34	4.39%
> 70%, up to and including 75%	94	1.29%	57,157,813.12	2.26%
> 75%, up to and including 80%	9	0.12%	4,485,271.78	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%
TOTAL	7,266	100.00%	2,527,467,471.40	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%	7,122	92.29%	2,464,082,361.54	97.49%
> 6.35%, up to and including 6.60%	172	2.23%	26,982,320.20	1.07%
> 6.60%, up to and including 6.85%	125	1.62%	9,564,890.70	0.38%
> 6.85%, up to and including 7.10%	49	0.63%	5,372,031.00	0.21%
> 7.10%, up to and including 7.35%	46	0.60%	3,648,529.59	0.14%
> 7.35%, up to and including 7.60%	62	0.80%	4,675,307.53	0.18%
> 7.60%, up to and including 7.85%	27	0.35%	2,590,947.85	0.10%
> 7.85%, up to and including 8.10%	58	0.75%	5,156,069.16	0.20%
> 8.10%, up to and including 8.35%	17	0.22%	1,662,948.59	0.07%
> 8.35%, up to and including 8.60%	23	0.30%	2,992,957.14	0.12%
> 8.60%, up to and including 8.85%	13	0.17%	603,566.61	0.02%
> 8.85%, up to and including 9.10%	1	0.01%	59,923.34	0.00%
> 9.10%, up to and including 9.35%	2	0.03%	75,618.36	0.00%
> 9.35%, up to and including 9.60%	0	0.00%	-	0.00%
> 9.60%, up to and including 9.85%	0	0.00%	-	0.00%
> 9.85%	0	0.00%	-	0.00%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	7,313	94.76%	2,390,389,390.13	94.58%
Fixed	404	5.24%	137,078,081.48	5.42%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	7,313	94.76%	2,390,389,390.13	94.58%
Up to an including 1 year	285	3.69%	103,289,675.89	4.09%
> 1 year, up to and including 2 years	104	1.35%	31,714,562.88	1.25%
> 2 years, up to and including 3 years	15	0.19%	2,073,842.71	0.08%
> 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	404	5.24%	137,078,081.48	5.42%
TOTAL	7,717	100.00%	2,527,467,471.61	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	1,131	15.57%	54,165,981.46	2.14%
> A\$100,000, up to and including A\$200,000	1,080	14.86%	162,370,925.55	6.42%
> A\$200,000, up to and including A\$300,000	1,352	18.61%	340,492,843.76	13.47%
> A\$300,000, up to and including A\$400,000	1,275	17.55%	445,610,905.60	17.63%
> A\$400,000, up to and including A\$500,000	929	12.79%	417,999,333.93	16.54%
> A\$500,000, up to and including A\$600,000	554	7.62%	302,424,020.39	11.97%
> A\$600,000, up to and including A\$700,000	326	4.49%	210,288,034.40	8.32%
> A\$700,000, up to and including A\$800,000	207	2.85%	154,141,444.17	6.10%
> A\$800,000, up to and including A\$900,000	144	1.98%	121,851,671.89	4.82%
> A\$900,000, up to and including A\$1,000,000	72	0.99%	68,520,627.16	2.71%
> A\$1,000,000, up to and including A\$1,250,000	111	1.53%	122,728,239.19	4.86%
> A\$1,250,000, up to and including A\$1,500,000	50	0.69%	69,046,140.59	2.73%
> A\$1,500,000, up to and including A\$1,750,000	29	0.40%	46,744,941.26	1.85%
> A\$1,750,000, up to and including A\$2,000,000	6	0.08%	11,082,362.26	0.44%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	7,266	100.00%	2,527,467,471.61	100.00%

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	4,219	54.67%	1,223,925,899.97	48.42%
New South Wales & Australian Capital Territory	1,382	17.91%	558,852,807.59	22.11%
Victoria	963	12.48%	385,492,837.89	15.25%
South Australia	214	2.77%	74,532,113.07	2.95%
Western Australia	812	10.52%	244,229,845.87	9.66%
Tasmania	84	1.09%	28,038,722.96	1.11%
Northern Territory	43	0.56%	12,395,244.26	0.49%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	4,767	61.77%	1,710,833,258.88	67.69%
Non Metropolitan	2,885	37.38%	790,284,303.71	31.27%
Inner City	65	0.84%	26,349,909.02	1.04%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	7,292	94.49%	2,336,575,630.33	92.45%
Interest Only	425	5.51%	190,891,841.28	7.55%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	7,292	94.49%	2,336,575,630.33	92.45%
Interest Only Loans: Up to and including 1 yr	79	1.02%	34,804,442.12	1.38%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	117	1.52%	53,519,203.73	2.12%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	181	2.35%	80,579,278.39	3.19%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	36	0.47%	16,489,623.06	0.65%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	12	0.16%	5,499,293.98	0.22%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	5,228	67.75%	1,647,457,424.79	65.18%
Investment	2,489	32.25%	880,010,046.82	34.82%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	7,717	100.00%	2,527,467,471.61	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	7,717	100.00%	2,527,467,471.61	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	655	8.49%	250,925,479.92	9.93%
> 24 months, up to and including 30 months	2,091	27.10%	752,045,121.76	29.75%
> 30 months, up to and including 36 months	1,566	20.29%	601,386,894.40	23.79%
> 36 months, up to and including 48 months	1,474	19.10%	576,099,937.66	22.79%
> 48 months, up to and including 60 months	248	3.21%	85,808,080.79	3.40%
> 60 months	1,683	21.81%	261,201,957.08	10.33%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	97	1.26%	2,688,641.40	0.11%
> 5 years, up to and including 6 years	27	0.35%	1,333,377.87	0.05%
> 6 years, up to and including 7 years	39	0.51%	3,498,856.86	0.14%
> 7 years, up to and including 8 years	95	1.23%	6,750,244.92	0.27%
> 8 years, up to and including 9 years	61	0.79%	5,271,557.86	0.21%
> 9 years, up to and including 10 years	50	0.65%	5,076,598.42	0.20%
> 10 years, up to and including 15 years	897	11.62%	123,505,101.82	4.89%
> 15 years, up to and including 20 years	1,288	16.69%	279,179,305.64	11.05%
> 20 years, up to and including 25 years	995	12.89%	343,899,659.30	13.61%
> 25 years, up to and including 30 years	4,168	54.01%	1,756,264,127.52	69.49%
> 30 years	0	0.00%	-	0.00%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	7,039	91.21%	2,446,800,659.48	96.81%
QBE LMI	642	8.32%	77,702,997.61	3.07%
Helia	36	0.47%	2,963,814.52	0.12%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	7,609	98.60%	2,491,864,029.04	98.59%
> 1 day, up to and including 31 days	93	1.21%	31,039,201.44	1.23%
> 31 days, up to and including 61 days	13	0.17%	4,043,642.82	0.16%
> 61 days, up to and including 91 days	2	0.03%	520,598.31	0.02%
> 91 days	0	0.00%	-	0.00%
TOTAL	7,717	100.00%	2,527,467,471.61	100.00%

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Disclaimer

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