BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-May-2018
Calculation Period End Date	31-May-2018
Trust Payment Date	22-June-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 Cov	verage Test			
	Calculation of Adjusted Aggregate Mortgage Loan Balance Amount			
А	The lower of: (i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts (ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	968,079,571.09 880,519,445.67	\$	880,519,445.67
В	Aggregate Amount of any Proceeds of any Intercompany Notes and/or any Demand Notes which have not been applied as at the Collection Period		\$	-
С	Aggegate 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		\$	22,926,661.17
z	Negative Carry Adjustment		\$	-
	Adjusted Aggregate Mortgage Loan Amount			002 446 406 04
	(A + B + C + D) - Z		\$	903,446,106.84
	Results of Asset Coverage Test		_	
	Adjusted Aggregate Mortgage Loan Amount		\$	903,446,106.84
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds Excess/(Shortfall) over adjusted Mortgage Loan Amount		\$ \$	743,580,000.00 159,866,106.84
	ACT Test Pass or Fail		Ş	PASS
	Asset Percentage			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-May-2018	
Housing Loan Pool Size (AUD)	\$ 972,924,605.45
Number of Loans (Consolidated)	3,400
Number of Loans (Unconsolidated)	4,177
Average Loan Balance (Unconsolidated)	\$ 232,924.25
Maximum Loan Balance (Unconsolidated)	\$ 1,943,372.29
Weighted Average Current Loan-to-Value Ratio (CLVR)	58.62%
Maximum Current Loan-to-Value Ratio (CLVR)	81.92%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio	47.18%
Weighted Average Seasoning (Months)	74
Weighted Average Remaining Term to Maturity (Months)	277
Maximum Remaining Term to Maturity (Months)	350
Weighted Average Mortgage Rate	4.61%

	Number of	%	Current Balance	%
Original Loan to Value (LVR) - Unconsolidated	Loans	By Number	Outstanding	By Balance
Up to and including 5%	16	0.38%	269,308.91	0.03%
> 5%, up to and including 10%	23	0.55%	780,556.52	0.08%
> 10%, up to and including 15%	23	0.55%	1,448,661.35	0.15%
> 15%, up to and including 20%	30	0.72%	3,675,702.00	0.38%
> 20%, up to and including 25%	43	1.03%	4,749,428.80	0.49%
> 25%, up to and including 30%	53	1.27%	8,639,957.44	0.89%
> 30%, up to and including 35%	64	1.53%	8,814,835.89	0.91%
> 35%, up to and including 40%	104	2.49%	19,508,349.53	2.01%
> 40%, up to and including 45%	132	3.16%	30,777,594.63	3.16%
> 45%, up to and including 50%	184	4.41%	39,051,234.90	4.01%
> 50%, up to and including 55%	181	4.33%	39,891,680.41	4.10%
> 55%, up to and including 60%	230	5.51%	48,290,240.06	4.96%
> 60%, up to and including 65%	252	6.03%	61,683,972.92	6.34%
> 65%, up to and including 70%	406	9.72%	98,535,193.36	10.13%
> 70%, up to and including 75%	388	9.29%	92,270,664.85	9.48%
> 75%, up to and including 80%	1,293	30.96%	339,254,655.96	34.87%
> 80%, up to and including 85%	551	13.19%	129,842,061.24	13.35%
> 85%, up to and including 90%	135	3.23%	30,188,812.00	3.10%
> 90%, up to and including 95%	69	1.65%	15,251,694.68	1.57%
> 95%, up to and including 100%	0	0.00%	-	0.00%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Current Loan to Value (CLVR) - Unconsolidated	Loans	By Number	Outstanding	By Balance
Up to and including 5%	181	4.33%	1,901,339.26	0.20%
> 5%, up to and including 10%	81	1.94%	4,431,267.32	0.46%
> 10%, up to and including 15%	80	1.92%	8,600,733.99	0.88%
> 15%, up to and including 20%	101	2.42%	10,649,344.44	1.09%
> 20%, up to and including 25%	130	3.11%	18,255,718.66	1.88%
> 25%, up to and including 30%	129	3.09%	22,045,571.51	2.27%
> 30%, up to and including 35%	144	3.45%	29,315,307.29	3.01%
> 35%, up to and including 40%	212	5.08%	44,939,782.47	4.62%
> 40%, up to and including 45%	254	6.08%	58,683,419.93	6.03%
> 45%, up to and including 50%	269	6.44%	63,569,427.85	6.53%
> 50%, up to and including 55%	313	7.49%	75,100,516.08	7.72%
> 55%, up to and including 60%	343	8.21%	86,481,573.25	8.89%
> 60%, up to and including 65%	417	9.98%	109,968,710.22	11.30%
> 65%, up to and including 70%	497	11.90%	134,802,273.59	13.86%
> 70%, up to and including 75%	691	16.54%	196,980,098.72	20.25%
> 75%, up to and including 80%	330	7.90%	105,886,791.47	10.88%
> 80%, up to and including 85%	5	0.12%	1,312,729.40	0.13%
> 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	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Current Indexed Loan to Value (CLVR) - Consolidated *	Loans	By Number	Outstanding	By Balance
Up to and including 5%	191	5.62%	2,766,480.41	0.28%
> 5%, up to and including 10%	98	2.88%	8,294,769.30	0.85%
> 10%, up to and including 15%	122	3.59%	15,932,597.86	1.64%
> 15%, up to and including 20%	139	4.09%	22,142,704.70	2.28%
> 20%, up to and including 25%	158	4.65%	33,317,575.80	3.42%
> 25%, up to and including 30%	209	6.15%	54,482,929.59	5.60%
> 30%, up to and including 35%	225	6.62%	64,036,719.34	6.58%
> 35%, up to and including 40%	254	7.47%	81,716,330.04	8.40%
> 40%, up to and including 45%	342	10.06%	110,753,181.32	11.38%
> 45%, up to and including 50%	389	11.44%	133,202,058.75	13.69%
> 50%, up to and including 55%	362	10.65%	126,630,037.12	13.02%
> 55%, up to and including 60%	367	10.80%	120,121,376.73	12.35%
> 60%, up to and including 65%	303	8.91%	101,730,480.93	10.46%
> 65%, up to and including 70%	162	4.77%	62,804,822.72	6.46%
> 70%, up to and including 75%	42	1.24%	20,840,686.36	2.14%
> 75%, up to and including 80%	27	0.79%	10,587,813.83	1.09%
> 80%, up to and including 85%	7	0.21%	2,073,732.93	0.21%
> 85%, up to and including 90%	1	0.03%	601,133.68	0.06%
> 90%, up to and including 95%	1	0.03%	889,173.90	0.09%
> 95%, up to and including 100%	0	0.00%	-	0.00%
TOTAL	3,399	100.00%	972,924,605.31	100.00%

^{*} Based on quarterly data provided by the Australian Bureau of Statistics

	Number of	%	Current Balance	%
Mortgage Pool by Mortgage Loan Interest Rate	Loans	By Number	Outstanding	By Balance
Up to and including 3.50%	0	0.00%	=	0.00%
> 3.50%, up to and including 3.75%	5	0.12%	1,079,924.79	0.11%
> 3.75%, up to and including 4.00%	273	6.54%	80,945,577.59	8.32%
> 4.00%, up to and including 4.25%	561	13.43%	147,557,155.17	15.17%
> 4.25%, up to and including 4.50%	1,145	27.41%	260,739,403.47	26.80%
> 4.50%, up to and including 4.75%	340	8.14%	82,294,017.60	8.46%
> 4.75%, up to and including 5.00%	924	22.12%	212,132,860.54	21.80%
> 5.00%, up to and including 5.25%	356	8.52%	69,285,713.28	7.12%
> 5.25%, up to and including 5.50%	384	9.19%	85,848,150.11	8.82%
> 5.50%, up to and including 5.75%	147	3.52%	25,148,104.44	2.58%
> 5.75%, up to and including 6.00%	15	0.36%	3,408,460.08	0.35%
> 6.00%, up to and including 6.25%	27	0.65%	4,485,238.38	0.46%
> 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%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Interest Rate Type	Loans	By Number	Outstanding	By Balance
Variable	3,606	86.33%	818,913,530.61	84.17%
Fixed	571	13.67%	154,011,074.84	15.83%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Interest Option	Loans	By Number	Outstanding	By Balance
Total Variable	3,606	86.33%	818,913,530.61	84.17%
Up to an including 1 year	390	9.34%	103,045,552.01	10.59%
> 1 year, up to and including 2 years	121	2.90%	34,162,589.61	3.51%
> 2 years, up to and including 3 years	60	1.44%	16,802,933.22	1.73%
> 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	571	13.67%	154,011,074.84	15.83%
TOTAL	4,177	100.00%	972.924.605.45	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Consolidated Loan Balance	Loans	By Number	Outstanding	By Balance
Up to an including A\$100,000	456	13.42%	20,812,814.63	2.14%
> A\$100,000, up to and including A\$200,000	623	18.33%	96,657,086.66	9.93%
> A\$200,000, up to and including A\$300,000	1,018	29.95%	253,817,453.15	26.09%
> A\$300,000, up to and including A\$400,000	651	19.15%	224,467,819.15	23.07%
> A\$400,000, up to and including A\$500,000	296	8.71%	131,485,545.84	13.51%
> A\$500,000, up to and including A\$600,000	145	4.27%	79,068,896.21	8.13%
> A\$600,000, up to and including A\$700,000	93	2.74%	59,268,421.35	6.09%
> A\$700,000, up to and including A\$800,000	49	1.44%	36,337,933.12	3.73%
> A\$800,000, up to and including A\$900,000	21	0.62%	18,091,466.68	1.86%
> A\$900,000, up to and including A\$1,000,000	20	0.59%	18,817,118.91	1.93%
> A\$1,000,000, up to and including A\$1,250,000	17	0.50%	18,721,712.49	1.92%
> A\$1,250,000, up to and including A\$1,500,000	7	0.21%	9,970,435.14	1.02%
> A\$1,500,000, up to and including A\$1,750,000	1	0.03%	1,634,268.03	0.17%
> A\$1,750,000, up to and including A\$2,000,000	2	0.06%	3,773,634.09	0.39%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	3,399	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Geographic Distribution	Loans	By Number	Outstanding	By Balance
Queensland	2,580	61.77%	567,185,348.34	58.30%
New South Wales & Australian Capital Territory	650	15.56%	152,569,591.89	15.68%
Victoria	528	12.64%	144,131,629.14	14.81%
South Australia	17	0.41%	3,407,341.44	0.35%
Western Australia	318	7.61%	83,664,259.95	8.60%
Tasmania	43	1.03%	8,538,736.50	0.88%
Northern Territory	41	0.98%	13,427,698.19	1.38%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Region	Loans	By Number	Outstanding	By Balance
Metropolitan	2,354	56.36%	583,496,566.66	59.97%
Non Metropolitan	1,780	42.61%	375,914,511.79	38.64%
Inner City	43	1.03%	13,513,527.00	1.39%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Repayment Type	Loans	By Number	Outstanding	By Balance
Principal & Interest	3,851	92.20%	868,517,226.86	89.27%
Interest Only	326	7.80%	104,407,378.59	10.73%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Interest Only Remaining Term	Loans	By Number	Outstanding	By Balance
Principal & Interest (Amortising)	3,851	92.20%	868,517,226.86	89.27%
Interest Only Loans: Up to and including 1 yr	173	4.14%	54,275,121.19	5.58%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	58	1.39%	19,219,365.54	1.98%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	48	1.15%	16,871,176.97	1.73%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	34	0.81%	11,058,716.23	1.14%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	13	0.31%	2,982,998.66	0.31%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Occupancy Type	Loans	By Number	Outstanding	By Balance
Owner Occupied	2,737	65.53%	599,715,233.70	61.64%
Investment	1,440	34.47%	373,209,371.75	38.36%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Loan Documentation Type	Loans	By Number	Outstanding	By Balance
Full Documentation	4,177	100.00%	972,924,605.45	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Seasoning Distribution	Loans	By Number	Outstanding	By Balance
Up to and including 6 months	0	0.00%	-	0.00%
> 6 months, up to and including 12 months	10	0.24%	2,759,664.11	0.28%
> 12 months, up to and including 18 months	20	0.48%	4,069,790.19	0.42%
> 18 months, up to and including 24 months	33	0.79%	4,397,667.98	0.45%
> 24 months, up to and including 30 months	31	0.74%	4,701,145.94	0.48%
> 30 months, up to and including 36 months	41	0.98%	6,918,280.03	0.71%
> 36 months, up to and including 48 months	123	2.94%	21,389,725.72	2.20%
> 48 months, up to and including 60 months	115	2.75%	25,598,266.72	2.63%
> 60 months	3,804	91.07%	903,090,064.76	92.82%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Remaining Term	Loans	By Number	Outstanding	By Balance
Up to an including 5 years	52	1.24%	1,491,301.34	0.15%
> 5 years, up to and including 6 years	7	0.17%	280,785.34	0.03%
> 6 years, up to and including 7 years	13	0.31%	914,615.23	0.09%
> 7 years, up to and including 8 years	10	0.24%	466,316.51	0.05%
> 8 years, up to and including 9 years	11	0.26%	1,015,426.27	0.10%
> 9 years, up to and including 10 years	36	0.86%	4,452,961.51	0.46%
> 10 years, up to and including 15 years	185	4.43%	28,438,305.84	2.92%
> 15 years, up to and including 20 years	477	11.42%	85,806,809.02	8.82%
> 20 years, up to and including 25 years	3,026	72.44%	751,263,842.14	77.22%
> 25 years, up to and including 30 years	360	8.62%	98,794,242.25	10.15%
> 30 years	0	0.00%	-	0.00%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Mortgage Insurer	Loans	By Number	Outstanding	By Balance
No LMI	4,177	100.00%	972,924,605.45	100.00%
QBE LMI	0	0.00%	=	0.00%
Genworth	0	0.00%	-	0.00%
TOTAL	4,177	100.00%	972,924,605.45	100.00%

	Number of	%	Current Balance	%
Arrears Days	Loans	By Number	Outstanding	By Balance
Current	4,094	98.01%	946,011,853.75	97.23%
> 1 day, up to and including 31 days	78	1.87%	25,278,072.68	2.60%
> 31 days, up to and including 61 days	5	0.12%	1,634,679.02	0.17%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	4,177	100.00%	972.924.605.45	100.00%

Bank of Queensland Contacts

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