

## BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-August-2022
Calculation Period End Date	31-August-2022
Trust Payment Date	22-September-2022

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
	\$ 3,938,939,033.65
	4,334,285,184.54
	<u>3,938,939,033.65</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
	\$ 139,704,377.28
<b>Z</b>	Negative Carry Adjustment
	\$ -
	<b>Adjusted Aggregate Mortgage Loan Amount</b>
	(A + B + C + D) - Z
	<u>\$ 4,078,643,410.93</u>
<b>Results of Asset Coverage Test</b>	
	Adjusted Aggregate Mortgage Loan Amount
	\$ 4,078,643,410.93
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds
	\$ 3,400,815,000.00
	Excess/(Shortfall) over adjusted Mortgage Loan Amount
	\$ 677,828,410.93
	ACT Test Pass or Fail
	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
Series 2019-1	04-June-2019	04-June-2024	XS2003420465	500,000,000.00	\$810,770,000.00	0.6166977071	Annually	0.13
Series 2020-1	14-May-2020	14-May-2025	AU3FN0054086	A\$950,000,000.00	\$950,000,000.00	1.00000000000	Quarterly	1.07
Series 2022-1	09-June-2022	09-June-2027	XS2489398185	€ 600,000,000.00	\$896,465,000.00	1.49410833333	Annually	1.84

Covered Bond Pool Summary		31-August-2022	
Housing Loan Pool Size (AUD)		\$	4,339,592,436.22
Number of Loans (Consolidated)			13,940
Number of Loans (Unconsolidated)			-
Average Loan Balance (Unconsolidated)		\$	273,843.15
Maximum Loan Balance (Unconsolidated)		\$	2,000,000.00
Weighted Average Current Loan-to-Value Ratio (CLVR)			55.33%
Maximum Current Loan-to-Value Ratio (CLVR)			81.67%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio			43.78%
Weighted Average Seasoning (Months)			46
Weighted Average Remaining Term to Maturity (Months)			292
Maximum Remaining Term to Maturity (Months)			353
Weighted Average Mortgage Rate			4.28%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	47	0.30%	1,446,918.14	0.03%
> 5%, up to and including 10%	165	1.04%	8,909,434.20	0.21%
> 10%, up to and including 15%	193	1.22%	17,013,703.89	0.39%
> 15%, up to and including 20%	282	1.78%	32,570,148.61	0.75%
> 20%, up to and including 25%	373	2.35%	51,444,075.32	1.19%
> 25%, up to and including 30%	437	2.76%	82,996,828.61	1.91%
> 30%, up to and including 35%	558	3.52%	108,953,257.70	2.51%
> 35%, up to and including 40%	701	4.42%	150,260,389.81	3.46%
> 40%, up to and including 45%	778	4.91%	189,783,533.38	4.37%
> 45%, up to and including 50%	928	5.86%	240,918,325.75	5.55%
> 50%, up to and including 55%	940	5.93%	253,958,073.23	5.85%
> 55%, up to and including 60%	1,158	7.31%	323,552,076.02	7.46%
> 60%, up to and including 65%	1,094	6.90%	333,218,730.89	7.68%
> 65%, up to and including 70%	1,570	9.91%	483,327,723.88	11.14%
> 70%, up to and including 75%	1,377	8.69%	431,648,589.31	9.95%
> 75%, up to and including 80%	4,217	26.61%	1,410,959,979.15	32.51%
> 80%, up to and including 85%	559	3.53%	124,169,597.42	2.86%
> 85%, up to and including 90%	202	1.27%	44,030,752.27	1.01%
> 90%, up to and including 95%	129	0.81%	26,052,005.99	0.60%
> 95%, up to and including 100%	139	0.88%	24,378,292.65	0.56%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</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%	1,004	6.34%	12,770,624.16	0.29%
> 5%, up to and including 10%	585	3.69%	34,083,386.21	0.79%
> 10%, up to and including 15%	609	3.84%	63,619,120.58	1.47%
> 15%, up to and including 20%	629	3.97%	86,460,876.53	1.99%
> 20%, up to and including 25%	729	4.60%	126,601,487.90	2.92%
> 25%, up to and including 30%	810	5.11%	175,352,697.99	4.04%
> 30%, up to and including 35%	855	5.40%	202,420,429.06	4.66%
> 35%, up to and including 40%	979	6.18%	246,486,042.62	5.68%
> 40%, up to and including 45%	992	6.26%	274,366,732.71	6.32%
> 45%, up to and including 50%	1,089	6.87%	321,991,432.79	7.42%
> 50%, up to and including 55%	1,031	6.51%	323,873,173.60	7.46%
> 55%, up to and including 60%	1,122	7.08%	380,668,136.60	8.77%
> 60%, up to and including 65%	1,273	8.03%	436,940,481.69	10.07%
> 65%, up to and including 70%	1,362	8.59%	496,836,418.50	11.45%
> 70%, up to and including 75%	1,349	8.51%	536,939,135.66	12.37%
> 75%, up to and including 80%	1,399	8.83%	608,574,168.08	14.02%
> 80%, up to and including 85%	30	0.19%	11,608,091.54	0.27%
> 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>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</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%	1,185	8.50%	22,670,762.02	0.52%
> 5%, up to and including 10%	791	5.68%	70,825,616.53	1.63%
> 10%, up to and including 15%	811	5.82%	120,416,143.70	2.77%
> 15%, up to and including 20%	899	6.45%	188,895,782.06	4.35%
> 20%, up to and including 25%	995	7.14%	246,637,620.17	5.68%
> 25%, up to and including 30%	1,067	7.66%	307,174,668.04	7.08%
> 30%, up to and including 35%	1,100	7.89%	359,971,656.18	8.30%
> 35%, up to and including 40%	1,129	8.10%	402,189,432.90	9.27%
> 40%, up to and including 45%	1,053	7.55%	391,946,524.38	9.03%
> 45%, up to and including 50%	1,088	7.81%	454,799,530.63	10.48%
> 50%, up to and including 55%	1,137	8.16%	499,171,330.67	11.50%
> 55%, up to and including 60%	1,146	8.22%	515,050,797.91	11.87%
> 60%, up to and including 65%	808	5.80%	398,631,150.56	9.19%
> 65%, up to and including 70%	534	3.83%	264,831,906.06	6.10%
> 70%, up to and including 75%	168	1.21%	83,807,065.42	1.93%
> 75%, up to and including 80%	27	0.19%	12,572,446.25	0.29%
> 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>13,938</b>	<b>100.00%</b>	<b>4,339,592,433.48</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 2.35%	489	3.09%	166,469,747.13	3.84%
> 2.35%, up to and including 2.60%	342	2.16%	110,827,197.55	2.55%
> 2.60%, up to and including 2.85%	200	1.26%	66,566,794.59	1.53%
> 2.85%, up to and including 3.10%	235	1.48%	83,234,789.84	1.92%
> 3.10%, up to and including 3.35%	73	0.46%	20,659,239.77	0.48%
> 3.35%, up to and including 3.60%	81	0.51%	27,586,126.50	0.64%
> 3.60%, up to and including 3.85%	1,420	8.96%	488,518,578.12	11.26%
> 3.85%, up to and including 4.10%	652	4.11%	230,691,443.86	5.32%
> 4.10%, up to and including 4.35%	2,555	16.12%	837,285,832.58	19.29%
> 4.35%, up to and including 4.60%	3,703	23.37%	1,059,501,897.92	24.41%
> 4.60%, up to and including 4.85%	2,428	15.32%	616,031,186.04	14.20%
> 4.85%, up to and including 5.10%	1,343	8.47%	284,792,294.66	6.56%
> 5.10%, up to and including 5.35%	677	4.27%	134,513,114.90	3.10%
> 5.35%, up to and including 5.60%	453	2.86%	71,170,442.79	1.64%
> 5.60%, up to and including 5.85%	448	2.83%	47,946,756.13	1.10%
> 5.85%	748	4.72%	93,796,993.84	2.16%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Interest Rate Type	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Variable	14,251	89.93%	3,813,909,512.82	87.89%
Fixed	1,596	10.07%	525,682,923.40	12.11%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Mortgage Pool by Interest Option	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Total Variable	14,251	89.93%	3,813,909,512.82	87.89%
Up to an including 1 year	875	5.52%	297,344,120.07	6.85%
> 1 year, up to and including 2 years	527	3.33%	166,615,415.67	3.84%
> 2 years, up to and including 3 years	194	1.22%	61,723,387.66	1.42%
> 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	1,596	10.07%	525,682,923.40	12.11%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Mortgage Pool by Consolidated Loan Balance	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including A\$100,000	2,388	17.13%	100,448,795.66	2.31%
> A\$100,000, up to and including A\$200,000	2,572	18.45%	390,933,862.78	9.01%
> A\$200,000, up to and including A\$300,000	2,929	21.01%	732,858,437.44	16.89%
> A\$300,000, up to and including A\$400,000	2,263	16.24%	785,747,551.46	18.11%
> A\$400,000, up to and including A\$500,000	1,502	10.78%	670,059,306.73	15.44%
> A\$500,000, up to and including A\$600,000	910	6.53%	497,675,161.17	11.47%
> A\$600,000, up to and including A\$700,000	508	3.64%	328,685,242.56	7.57%
> A\$700,000, up to and including A\$800,000	309	2.22%	229,982,097.71	5.30%
> A\$800,000, up to and including A\$900,000	180	1.29%	152,173,507.43	3.51%
> A\$900,000, up to and including A\$1,000,000	103	0.74%	97,596,037.11	2.25%
> A\$1,000,000, up to and including A\$1,250,000	151	1.08%	167,121,330.41	3.85%
> A\$1,250,000, up to and including A\$1,500,000	76	0.55%	103,928,210.92	2.39%
> A\$1,500,000, up to and including A\$1,750,000	31	0.22%	50,430,766.92	1.16%
> A\$1,750,000, up to and including A\$2,000,000	16	0.11%	29,938,224.43	0.69%
> A\$2,000,000	1	0.01%	2,013,903.49	0.05%
<b>TOTAL</b>	<b>13,939</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	8,987	56.71%	2,144,480,309.60	49.42%
New South Wales & Australian Capital Territory	3,178	20.05%	1,084,516,176.98	24.99%
Victoria	1,901	12.00%	641,461,137.79	14.78%
South Australia	267	1.68%	71,784,291.74	1.65%
Western Australia	1,270	8.01%	337,912,489.30	7.79%
Tasmania	170	1.07%	40,083,832.10	0.92%
Northern Territory	74	0.47%	19,354,198.71	0.45%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	9,283	58.58%	2,811,320,147.96	64.78%
Non Metropolitan	6,439	40.63%	1,492,226,259.75	34.39%
Inner City	125	0.79%	36,046,028.51	0.83%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	14,818	93.51%	3,922,595,246.18	90.39%
Interest Only	1,029	6.49%	416,997,190.04	9.61%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	14,818	93.51%	3,922,595,246.18	90.39%
Interest Only Loans: Up to and including 1 yr	329	2.08%	136,296,596.09	3.14%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	181	1.14%	74,650,263.85	1.72%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	158	1.00%	69,396,786.02	1.60%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	201	1.27%	73,773,066.52	1.70%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	160	1.01%	62,880,477.56	1.45%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	10,672	67.34%	2,780,642,221.37	64.08%
Investment	5,175	32.66%	1,558,950,214.85	35.92%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	15,847	100.00%	4,339,592,436.22	100.00%
Low Documentation	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</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	2,190	13.82%	785,980,064.60	18.11%
> 12 months, up to and including 18 months	1,681	10.61%	577,430,651.25	13.31%
> 18 months, up to and including 24 months	1,670	10.54%	559,717,831.00	12.90%
> 24 months, up to and including 30 months	1,066	6.73%	371,958,521.33	8.57%
> 30 months, up to and including 36 months	931	5.87%	312,690,121.77	7.21%
> 36 months, up to and including 48 months	1,212	7.65%	346,990,357.62	8.00%
> 48 months, up to and including 60 months	1,534	9.68%	369,211,236.05	8.51%
> 60 months	5,563	35.10%	1,015,613,652.60	23.40%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	194	1.22%	6,188,043.73	0.14%
> 5 years, up to and including 6 years	95	0.60%	4,177,692.58	0.10%
> 6 years, up to and including 7 years	77	0.49%	5,212,026.14	0.12%
> 7 years, up to and including 8 years	72	0.45%	5,343,683.96	0.12%
> 8 years, up to and including 9 years	131	0.83%	12,312,306.45	0.28%
> 9 years, up to and including 10 years	164	1.03%	18,845,908.63	0.43%
> 10 years, up to and including 15 years	1,596	10.07%	209,578,637.76	4.83%
> 15 years, up to and including 20 years	3,268	20.62%	657,543,168.03	15.15%
> 20 years, up to and including 25 years	3,492	22.04%	921,350,822.82	21.23%
> 25 years, up to and including 30 years	6,758	42.65%	2,499,040,146.12	57.59%
> 30 years	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	15,847	100.00%	4,339,592,436.22	100.00%
QBE LMI	0	0.00%	-	0.00%
Genworth	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	15,601	98.45%	4,248,243,381.92	97.89%
> 1 day, up to and including 31 days	239	1.51%	89,629,643.38	2.07%
> 31 days, up to and including 61 days	7	0.04%	1,719,410.92	0.04%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>15,847</b>	<b>100.00%</b>	<b>4,339,592,436.22</b>	<b>100.00%</b>

Bank of Queensland Contacts	
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