

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

Monthly Period	
Calculation Period Start Date	01-February-2026
Calculation Period End Date	28-February-2026
Trust Payment Date	23-March-2026

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
	\$ 2,381,436,913.57
<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
	\$70,431,332.40
<b>Z</b>	Negative Carry Adjustment
	\$ -
	<b>Adjusted Aggregate Mortgage Loan Amount</b>
	(A + B + C + D) - Z
	\$ 2,451,868,245.97
<b>Results of Asset Coverage Test</b>	
	Adjusted Aggregate Mortgage Loan Amount
	\$ 2,451,868,245.97
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds
	\$ 2,028,814,591.70
	Excess/(Shortfall) over adjusted Mortgage Loan Amount
	\$ 423,053,654.27
	ACT Test Pass or Fail
	PASS
	Asset Percentage
	90.9%
<b>Overcollateralisation</b>	
	Legislative
	103.0%
	Current Contractual Minimum (based on Asset Percentage)
	110.0%
	Current
	20.9%
<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.	

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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		28-February-2026
Housing Loan Pool Size (AUD)		\$ 2,621,790,703.03
Number of Loans (Consolidated)		7,435
Number of Loans (Unconsolidated)		7,981
Average Loan Balance (Unconsolidated)		\$ 328,504.03
Maximum Loan Balance (Unconsolidated)		\$ 1,889,000.00
Weighted Average Current Loan-to-Value Ratio (CLVR)		53.02%
Maximum Current Loan-to-Value Ratio (CLVR)		79.98%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		42.58%
Weighted Average Seasoning (Months)		44
Weighted Average Remaining Term to Maturity (Months)		295
Maximum Remaining Term to Maturity (Months)		357
Weighted Average Mortgage Rate		5.74%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance	%
			Outstanding	By Balance
Up to and including 5%	31	0.39%	1,290,732.43	0.05%
> 5%, up to and including 10%	111	1.39%	8,535,155.06	0.33%
> 10%, up to and including 15%	127	1.59%	15,662,589.42	0.60%
> 15%, up to and including 20%	169	2.12%	24,027,831.07	0.92%
> 20%, up to and including 25%	211	2.64%	38,070,132.36	1.45%
> 25%, up to and including 30%	311	3.90%	68,135,772.80	2.60%
> 30%, up to and including 35%	376	4.71%	93,513,365.14	3.57%
> 35%, up to and including 40%	445	5.58%	125,354,297.83	4.78%
> 40%, up to and including 45%	513	6.43%	146,840,348.61	5.60%
> 45%, up to and including 50%	581	7.28%	179,524,156.65	6.85%
> 50%, up to and including 55%	595	7.46%	196,580,528.33	7.50%
> 55%, up to and including 60%	705	8.83%	242,570,013.32	9.25%
> 60%, up to and including 65%	685	8.58%	244,833,132.29	9.34%
> 65%, up to and including 70%	816	10.22%	318,203,876.00	12.14%
> 70%, up to and including 75%	618	7.74%	250,559,161.65	9.56%
> 75%, up to and including 80%	1,493	18.71%	625,402,179.84	23.85%
> 80%, up to and including 85%	106	1.33%	25,744,179.64	0.98%
> 85%, up to and including 90%	48	0.60%	10,815,326.09	0.41%
> 90%, up to and including 95%	40	0.50%	6,127,924.50	0.23%
> 95%, up to and including 100%	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Current Loan to Value (CLVR) - Unconsolidated	Number of		Current Balance	
	Loans	% By Number	Outstanding	% By Balance
Up to and including 5%	447	5.60%	8,429,318.41	0.32%
> 5%, up to and including 10%	381	4.77%	28,190,201.77	1.08%
> 10%, up to and including 15%	362	4.54%	45,307,764.39	1.73%
> 15%, up to and including 20%	337	4.22%	54,525,676.81	2.08%
> 20%, up to and including 25%	391	4.90%	85,625,774.29	3.27%
> 25%, up to and including 30%	475	5.95%	118,288,130.27	4.51%
> 30%, up to and including 35%	444	5.56%	135,121,674.17	5.15%
> 35%, up to and including 40%	490	6.14%	160,234,732.01	6.11%
> 40%, up to and including 45%	541	6.78%	187,763,220.72	7.16%
> 45%, up to and including 50%	605	7.58%	228,607,495.68	8.72%
> 50%, up to and including 55%	593	7.43%	222,965,956.04	8.50%
> 55%, up to and including 60%	613	7.68%	259,464,058.26	9.90%
> 60%, up to and including 65%	607	7.61%	256,780,072.90	9.79%
> 65%, up to and including 70%	577	7.23%	267,920,780.66	10.22%
> 70%, up to and including 75%	594	7.44%	293,112,826.05	11.18%
> 75%, up to and including 80%	524	6.57%	269,453,020.60	10.28%
> 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>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</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%	640	8.61%	19,430,070.89	0.74%
> 5%, up to and including 10%	504	6.78%	50,472,007.32	1.93%
> 10%, up to and including 15%	509	6.85%	86,448,054.18	3.30%
> 15%, up to and including 20%	525	7.06%	122,988,558.01	4.69%
> 20%, up to and including 25%	542	7.29%	156,192,387.24	5.96%
> 25%, up to and including 30%	527	7.09%	188,409,515.96	7.19%
> 30%, up to and including 35%	570	7.67%	219,061,710.15	8.36%
> 35%, up to and including 40%	645	8.68%	271,324,898.68	10.35%
> 40%, up to and including 45%	634	8.53%	280,702,266.09	10.71%
> 45%, up to and including 50%	631	8.49%	284,166,724.02	10.84%
> 50%, up to and including 55%	540	7.26%	273,951,391.30	10.45%
> 55%, up to and including 60%	502	6.75%	265,745,778.18	10.14%
> 60%, up to and including 65%	292	3.93%	176,771,168.88	6.74%
> 65%, up to and including 70%	201	2.70%	119,569,992.91	4.56%
> 70%, up to and including 75%	129	1.74%	77,977,080.13	2.97%
> 75%, up to and including 80%	43	0.58%	28,579,098.61	1.09%
> 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>7,434</b>	<b>100.00%</b>	<b>2,621,790,702.55</b>	<b>100.00%</b>

\* Based on quarterly data provided by CoreLogic

Mortgage Pool by Mortgage Loan Interest Rate	Number of		Current Balance	
	Loans	% By Number	Outstanding	% By Balance
Up to and including 6.35%	7,277	91.18%	2,531,047,189.76	96.54%
> 6.35%, up to and including 6.60%	179	2.24%	40,327,908.11	1.54%
> 6.60%, up to and including 6.85%	149	1.87%	20,205,602.47	0.77%
> 6.85%, up to and including 7.10%	108	1.35%	7,083,868.75	0.27%
> 7.10%, up to and including 7.35%	45	0.56%	4,214,322.67	0.16%
> 7.35%, up to and including 7.60%	41	0.51%	3,356,283.03	0.13%
> 7.60%, up to and including 7.85%	57	0.71%	5,249,668.06	0.20%
> 7.85%, up to and including 8.10%	20	0.25%	1,143,625.94	0.04%
> 8.10%, up to and including 8.35%	53	0.66%	4,422,893.54	0.17%
> 8.35%, up to and including 8.60%	16	0.20%	1,408,892.62	0.05%
> 8.60%, up to and including 8.85%	22	0.28%	2,776,264.92	0.11%
> 8.85%, up to and including 9.10%	12	0.15%	454,973.45	0.02%
> 9.10%, up to and including 9.35%	1	0.01%	58,934.07	0.00%
> 9.35%, up to and including 9.60%	1	0.01%	40,275.64	0.00%
> 9.60%, up to and including 9.85%	0	0.00%	-	0.00%
> 9.85%	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	7,553	94.64%	2,467,068,800.98	94.10%
Fixed	428	5.36%	154,721,902.05	5.90%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	7,553	94.64%	2,467,068,800.98	94.10%
Up to an including 1 year	281	3.52%	100,562,649.19	3.84%
> 1 year, up to and including 2 years	123	1.54%	46,897,946.49	1.79%
> 2 years, up to and including 3 years	24	0.30%	7,261,306.37	0.28%
> 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	428	5.36%	154,721,902.05	5.90%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</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	1,183	15.91%	54,431,475.50	2.08%
> A\$100,000, up to and including A\$200,000	1,099	14.78%	165,859,080.27	6.33%
> A\$200,000, up to and including A\$300,000	1,336	17.97%	335,890,124.13	12.81%
> A\$300,000, up to and including A\$400,000	1,257	16.91%	438,520,381.22	16.73%
> A\$400,000, up to and including A\$500,000	954	12.83%	428,709,229.65	16.35%
> A\$500,000, up to and including A\$600,000	581	7.82%	317,740,251.55	12.12%
> A\$600,000, up to and including A\$700,000	331	4.45%	213,907,965.37	8.16%
> A\$700,000, up to and including A\$800,000	229	3.08%	170,645,623.08	6.51%
> A\$800,000, up to and including A\$900,000	153	2.06%	128,989,313.94	4.92%
> A\$900,000, up to and including A\$1,000,000	85	1.14%	80,827,194.59	3.08%
> A\$1,000,000, up to and including A\$1,250,000	133	1.79%	148,343,978.18	5.66%
> A\$1,250,000, up to and including A\$1,500,000	58	0.78%	79,565,382.86	3.03%
> A\$1,500,000, up to and including A\$1,750,000	27	0.36%	43,455,195.29	1.66%
> A\$1,750,000, up to and including A\$2,000,000	8	0.11%	14,905,507.40	0.57%
> A\$2,000,000	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>7,434</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	4,490	56.26%	1,336,141,058.78	50.96%
New South Wales & Australian Capital Territory	1,395	17.48%	562,487,667.33	21.45%
Victoria	944	11.83%	366,818,265.65	13.99%
South Australia	211	2.64%	73,737,398.28	2.81%
Western Australia	822	10.30%	244,832,596.94	9.34%
Tasmania	78	0.98%	26,411,692.78	1.01%
Northern Territory	41	0.51%	11,362,023.27	0.43%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	4,880	61.15%	1,747,241,732.65	66.64%
Non Metropolitan	3,033	38.00%	847,554,724.57	32.33%
Inner City	68	0.85%	26,994,245.81	1.03%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	7,552	94.62%	2,426,339,221.21	92.55%
Interest Only	429	5.38%	195,451,481.82	7.45%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	7,552	94.62%	2,426,339,221.21	92.55%
Interest Only Loans: Up to and including 1 yr	82	1.03%	40,115,130.04	1.53%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	164	2.05%	70,922,610.36	2.71%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	136	1.70%	60,308,135.87	2.30%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	23	0.29%	11,160,682.69	0.43%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	24	0.30%	12,944,922.86	0.49%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	5,429	68.02%	1,710,909,361.02	65.26%
Investment	2,552	31.98%	910,881,342.01	34.74%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	7,981	100.00%	2,621,790,703.03	100.00%
Low Documentation	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	230	2.88%	98,836,281.62	3.77%
> 6 months, up to and including 12 months	274	3.43%	123,272,427.79	4.70%
> 12 months, up to and including 18 months	84	1.05%	39,339,490.50	1.50%
> 18 months, up to and including 24 months	101	1.27%	41,151,704.75	1.57%
> 24 months, up to and including 30 months	1,389	17.40%	509,944,559.69	19.45%
> 30 months, up to and including 36 months	1,564	19.60%	552,365,671.75	21.07%
> 36 months, up to and including 48 months	2,272	28.47%	860,493,940.32	32.82%
> 48 months, up to and including 60 months	397	4.97%	136,704,701.43	5.21%
> 60 months	1,670	20.92%	259,681,925.18	9.90%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	103	1.29%	2,889,026.02	0.11%
> 5 years, up to and including 6 years	28	0.35%	1,510,539.57	0.06%
> 6 years, up to and including 7 years	64	0.80%	4,513,554.57	0.17%
> 7 years, up to and including 8 years	89	1.12%	6,089,322.27	0.23%
> 8 years, up to and including 9 years	63	0.79%	5,910,482.71	0.23%
> 9 years, up to and including 10 years	60	0.75%	6,194,411.24	0.24%
> 10 years, up to and including 15 years	938	11.75%	131,589,458.50	5.02%
> 15 years, up to and including 20 years	1,267	15.88%	277,220,208.39	10.57%
> 20 years, up to and including 25 years	1,104	13.83%	387,145,599.30	14.77%
> 25 years, up to and including 30 years	4,265	53.44%	1,798,728,100.46	68.61%
> 30 years	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	7,340	91.97%	2,549,450,319.78	97.24%
QBE LMI	606	7.59%	69,248,617.92	2.64%
Helia	35	0.44%	3,091,765.33	0.12%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	7,841	98.25%	2,570,668,605.64	98.05%
> 1 day, up to and including 31 days	131	1.64%	48,108,999.24	1.83%
> 31 days, up to and including 61 days	9	0.11%	3,013,098.15	0.11%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
<b>TOTAL</b>	<b>7,981</b>	<b>100.00%</b>	<b>2,621,790,703.03</b>	<b>100.00%</b>

## Bank of Queensland Contacts

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