BOQ Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-June-2026
Calculation Period End Date	30-June-2026
Trust Payment Date	22-July-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. 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:		$ 2,130,605,366.27
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	2,344,774,317.03	
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	2,130,605,366.27	
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		$42,616,281.43
Z	Negative Carry Adjustment		$ -
	Adjusted Aggregate Mortgage Loan Amount (A + B + C + D) - Z		$ 2,173,221,647.70

Results of Asset Coverage Test

Adjusted Aggregate Mortgage Loan Amount	$ 2,173,221,647.70
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	$ 1,796,465,000.00
Excess/(Shortfall) over adjusted Mortgage Loan Amount	$ 376,756,647.70
ACT Test Pass or Fail	PASS
Asset Percentage	90.9%

Overcollateralisation

Legislative	103.0%
Current Contractual Minimum (based on Asset Percentage)	110.0%
Current	21.0%

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.

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

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

Covered Bond Pool Summary	30-June-2026
Housing Loan Pool Size (AUD)	$ 2,345,289,446.25
Number of Loans (Consolidated)	8,621
Number of Loans (Unconsolidated)	9,595
Average Loan Balance (Unconsolidated)	$ 244,428.29
Maximum Loan Balance (Unconsolidated)	$ 1,888,970.81
Weighted Average Current Loan-to-Value Ratio (CLVR)	47.88%
Maximum Current Loan-to-Value Ratio (CLVR)	79.86%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio	32.31%
Weighted Average Seasoning (Months)	74
Weighted Average Remaining Term to Maturity (Months)	264
Maximum Remaining Term to Maturity (Months)	357
Weighted Average Mortgage Rate	6.27%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	32	0.33%	1,197,484.08	0.05%
> 5%, up to and including 10%	91	0.95%	7,286,434.23	0.31%
> 10%, up to and including 15%	128	1.33%	9,978,215.87	0.43%
> 15%, up to and including 20%	199	2.07%	24,272,158.22	1.03%
> 20%, up to and including 25%	267	2.78%	38,738,087.64	1.65%
> 25%, up to and including 30%	341	3.55%	60,235,956.70	2.57%
> 30%, up to and including 35%	400	4.17%	75,208,992.20	3.21%
> 35%, up to and including 40%	523	5.45%	113,163,105.32	4.83%
> 40%, up to and including 45%	582	6.07%	125,880,369.42	5.37%
> 45%, up to and including 50%	637	6.64%	151,955,997.07	6.48%
> 50%, up to and including 55%	705	7.35%	183,005,171.00	7.80%
> 55%, up to and including 60%	731	7.62%	191,512,834.10	8.17%
> 60%, up to and including 65%	724	7.55%	195,871,889.31	8.35%
> 65%, up to and including 70%	913	9.52%	257,413,711.69	10.98%
> 70%, up to and including 75%	782	8.15%	230,662,201.92	9.84%
> 75%, up to and including 80%	2,141	22.31%	609,722,137.51	26.00%
> 80%, up to and including 85%	209	2.18%	36,230,249.08	1.54%
> 85%, up to and including 90%	79	0.82%	15,546,852.09	0.66%
> 90%, up to and including 95%	58	0.60%	10,361,741.00	0.44%
> 95%, up to and including 100%	53	0.55%	7,045,857.80	0.30%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,136	11.84%	12,579,332.41	0.54%
> 5%, up to and including 10%	462	4.82%	34,310,661.16	1.46%
> 10%, up to and including 15%	466	4.86%	50,898,578.20	2.17%
> 15%, up to and including 20%	542	5.65%	79,559,549.07	3.39%
> 20%, up to and including 25%	580	6.04%	112,258,954.93	4.79%
> 25%, up to and including 30%	599	6.24%	131,953,457.98	5.63%
> 30%, up to and including 35%	635	6.62%	159,189,161.35	6.79%
> 35%, up to and including 40%	671	6.99%	186,100,552.79	7.94%
> 40%, up to and including 45%	671	6.99%	197,080,315.67	8.40%
> 45%, up to and including 50%	689	7.18%	220,181,375.67	9.39%
> 50%, up to and including 55%	658	6.86%	213,822,601.60	9.12%
> 55%, up to and including 60%	735	7.66%	254,315,563.47	10.84%
> 60%, up to and including 65%	625	6.51%	222,078,568.07	9.47%
> 65%, up to and including 70%	627	6.53%	253,380,118.97	10.80%
> 70%, up to and including 75%	429	4.47%	181,041,252.16	7.72%
> 75%, up to and including 80%	70	0.73%	36,539,402.75	1.56%
> 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	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,435	16.66%	36,233,690.84	1.54%
> 5%, up to and including 10%	794	9.22%	95,968,489.22	4.09%
> 10%, up to and including 15%	874	10.15%	172,675,881.89	7.36%
> 15%, up to and including 20%	939	10.90%	231,240,809.21	9.86%
> 20%, up to and including 25%	914	10.61%	275,599,835.50	11.75%
> 25%, up to and including 30%	821	9.53%	279,019,700.00	11.90%
> 30%, up to and including 35%	861	9.99%	323,524,042.73	13.79%
> 35%, up to and including 40%	631	7.32%	256,932,681.14	10.96%
> 40%, up to and including 45%	465	5.40%	205,884,783.12	8.78%
> 45%, up to and including 50%	296	3.44%	146,895,032.79	6.26%
> 50%, up to and including 55%	232	2.69%	118,262,710.46	5.04%
> 55%, up to and including 60%	156	1.81%	85,305,381.88	3.64%
> 60%, up to and including 65%	97	1.13%	53,082,457.70	2.26%
> 65%, up to and including 70%	65	0.75%	41,698,407.00	1.78%
> 70%, up to and including 75%	18	0.21%	11,238,278.14	0.48%
> 75%, up to and including 80%	17	0.20%	11,727,259.03	0.50%
> 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	**8,615**	**100.00%**	**2,345,289,440.65**	**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%	6,268	65.33%	1,725,205,674.97	73.56%
> 6.35%, up to and including 6.60%	1,599	16.66%	377,221,434.30	16.08%
> 6.60%, up to and including 6.85%	495	5.16%	103,778,776.00	4.42%
> 6.85%, up to and including 7.10%	347	3.62%	50,768,569.40	2.16%
> 7.10%, up to and including 7.35%	310	3.23%	38,225,492.09	1.63%
> 7.35%, up to and including 7.60%	208	2.17%	24,659,173.45	1.05%
> 7.60%, up to and including 7.85%	106	1.10%	12,032,699.43	0.51%
> 7.85%, up to and including 8.10%	79	0.82%	5,562,517.05	0.24%
> 8.10%, up to and including 8.35%	106	1.10%	4,191,908.52	0.18%
> 8.35%, up to and including 8.60%	14	0.15%	719,416.47	0.03%
> 8.60%, up to and including 8.85%	25	0.26%	1,414,293.75	0.06%
> 8.85%, up to and including 9.10%	19	0.20%	1,142,031.82	0.05%
> 9.10%, up to and including 9.35%	11	0.11%	260,774.96	0.01%
> 9.35%, up to and including 9.60%	7	0.07%	106,166.32	0.00%
> 9.60%, up to and including 9.85%	1	0.01%	517.72	0.00%
> 9.85%	0	0.00%	-	0.00%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	9,283	96.75%	2,246,867,029.98	95.80%
Fixed	312	3.25%	98,422,416.27	4.20%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	9,283	96.75%	2,246,867,029.98	95.80%
Up to an including 1 year	138	1.44%	41,634,839.51	1.78%
> 1 year, up to and including 2 years	140	1.46%	47,655,447.11	2.03%
> 2 years, up to and including 3 years	34	0.35%	9,132,129.65	0.39%
> 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	312	3.25%	98,422,416.27	4.20%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**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	2,063	23.94%	73,655,560.84	3.14%
> A$100,000, up to and including A$200,000	1,650	19.15%	250,903,191.12	10.70%
> A$200,000, up to and including A$300,000	1,738	20.17%	433,390,960.08	18.48%
> A$300,000, up to and including A$400,000	1,224	14.21%	423,764,733.59	18.07%
> A$400,000, up to and including A$500,000	824	9.56%	367,454,964.48	15.67%
> A$500,000, up to and including A$600,000	451	5.23%	246,838,417.84	10.52%
> A$600,000, up to and including A$700,000	253	2.94%	163,537,246.13	6.97%
> A$700,000, up to and including A$800,000	142	1.65%	105,945,046.06	4.52%
> A$800,000, up to and including A$900,000	93	1.08%	78,416,490.74	3.34%
> A$900,000, up to and including A$1,000,000	57	0.66%	53,842,258.23	2.30%
> A$1,000,000, up to and including A$1,250,000	84	0.97%	93,318,349.93	3.98%
> A$1,250,000, up to and including A$1,500,000	22	0.26%	29,847,090.43	1.27%
> A$1,500,000, up to and including A$1,750,000	11	0.13%	17,170,930.29	0.73%
> A$1,750,000, up to and including A$2,000,000	4	0.05%	7,204,206.49	0.31%
> A$2,000,000	0	0.00%	-	0.00%
TOTAL	**8,616**	**100.00%**	**2,345,289,446.25**	**100.00%**

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	5,431	56.60%	1,182,610,881.34	50.42%
New South Wales & Australian Capital Territory	1,862	19.41%	553,950,957.86	23.62%
Victoria	1,126	11.74%	330,288,395.97	14.08%
South Australia	205	2.14%	50,268,276.44	2.14%
Western Australia	823	8.58%	190,675,386.72	8.13%
Tasmania	106	1.10%	26,365,086.31	1.12%
Northern Territory	42	0.44%	11,130,461.61	0.47%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	5,812	60.57%	1,539,989,360.16	65.66%
Non Metropolitan	3,715	38.72%	789,028,499.44	33.64%
Inner City	68	0.71%	16,271,586.65	0.69%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	9,334	97.28%	2,243,918,413.59	95.68%
Interest Only	261	2.72%	101,371,032.66	4.32%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	9,334	97.28%	2,243,918,413.59	95.68%
Interest Only Loans: Up to and including 1 yr	160	1.67%	58,197,698.93	2.48%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	41	0.43%	15,111,739.26	0.64%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	25	0.26%	11,148,086.51	0.48%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	17	0.18%	7,206,942.62	0.31%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	18	0.19%	9,706,565.34	0.41%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	6,922	72.14%	1,626,292,130.47	69.34%
Investment	2,673	27.86%	718,997,315.78	30.66%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	9,595	100.00%	2,345,289,446.25	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	126	1.31%	52,534,920.60	2.24%
> 6 months, up to and including 12 months	252	2.63%	111,681,115.99	4.76%
> 12 months, up to and including 18 months	46	0.48%	17,663,224.91	0.75%
> 18 months, up to and including 24 months	31	0.32%	13,330,387.28	0.57%
> 24 months, up to and including 30 months	26	0.27%	9,810,730.16	0.42%
> 30 months, up to and including 36 months	12	0.13%	3,842,484.05	0.16%
> 36 months, up to and including 48 months	22	0.23%	7,602,661.41	0.32%
> 48 months, up to and including 60 months	3,103	32.34%	922,247,792.87	39.32%
> 60 months	5,977	62.29%	1,206,576,128.98	51.45%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	151	1.57%	4,620,550.56	0.20%
> 5 years, up to and including 6 years	86	0.90%	5,118,566.80	0.22%
> 6 years, up to and including 7 years	81	0.84%	6,010,682.96	0.26%
> 7 years, up to and including 8 years	92	0.96%	7,170,501.39	0.31%
> 8 years, up to and including 9 years	107	1.12%	7,869,543.80	0.34%
> 9 years, up to and including 10 years	181	1.89%	18,738,510.28	0.80%
> 10 years, up to and including 15 years	1,642	17.11%	211,655,146.94	9.02%
> 15 years, up to and including 20 years	1,942	20.24%	387,176,138.42	16.51%
> 20 years, up to and including 25 years	2,872	29.93%	838,006,438.36	35.73%
> 25 years, up to and including 30 years	2,441	25.44%	858,923,366.74	36.62%
> 30 years	0	0.00%	-	0.00%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	9,375	97.71%	2,322,997,259.75	99.05%
QBE LMI	214	2.23%	21,154,427.90	0.90%
Helia	6	0.06%	1,137,758.60	0.05%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	9,466	98.66%	2,301,277,753.63	98.12%
> 1 day, up to and including 31 days	126	1.31%	43,152,016.51	1.84%
> 31 days, up to and including 61 days	3	0.03%	859,676.11	0.04%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	**9,595**	**100.00%**	**2,345,289,446.25**	**100.00%**

Bank of Queensland Contacts

Tim Blumke
Head of Funding
+61 7 3212 3438
tim.blumke@boq.com.au

Ally Tang
Senior Manager Structured Finance
+61 7 3212 3989
ally.tang@boq.com.au

Disclaimer