BOQ Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-July-2026
Calculation Period End Date	31-July-2026
Trust Payment Date	24-August-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:		$ 2,049,137,408.35
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	2,255,135,177.60	
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	2,049,137,408.35	
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		$89,651,081.93
Z	Negative Carry Adjustment		$ -
	Adjusted Aggregate Mortgage Loan Amount (A + B + C + D) - Z		$ 2,138,788,490.28

Results of Asset Coverage Test	
Adjusted Aggregate Mortgage Loan Amount	$ 2,138,788,490.28
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	$ 1,796,465,000.00
Excess/(Shortfall) over adjusted Mortgage Loan Amount	$ 342,323,490.28
ACT Test Pass or Fail	PASS
Asset Percentage	90.9%

Overcollateralisation	
Legislative	103.0%
Current Contractual Minimum (based on Asset Percentage)	110.0%
Current	19.1%

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	31-July-2026
Housing Loan Pool Size (AUD)	$ 2,255,638,364.32
Number of Loans (Consolidated)	8,427
Number of Loans (Unconsolidated)	9,367
Average Loan Balance (Unconsolidated)	$ 240,806.91
Maximum Loan Balance (Unconsolidated)	$ 1,891,307.21
Weighted Average Current Loan-to-Value Ratio (CLVR)	47.67%
Maximum Current Loan-to-Value Ratio (CLVR)	79.86%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio	32.15%
Weighted Average Seasoning (Months)	75
Weighted Average Remaining Term to Maturity (Months)	263
Maximum Remaining Term to Maturity (Months)	356
Weighted Average Mortgage Rate	6.26%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	32	0.34%	1,187,197.16	0.05%
> 5%, up to and including 10%	90	0.96%	7,205,930.49	0.32%
> 10%, up to and including 15%	124	1.32%	9,218,830.29	0.41%
> 15%, up to and including 20%	196	2.09%	22,240,102.01	0.99%
> 20%, up to and including 25%	266	2.84%	38,127,186.13	1.69%
> 25%, up to and including 30%	335	3.58%	57,952,469.25	2.57%
> 30%, up to and including 35%	391	4.17%	71,745,757.11	3.18%
> 35%, up to and including 40%	513	5.48%	109,149,798.20	4.84%
> 40%, up to and including 45%	573	6.12%	123,256,064.13	5.46%
> 45%, up to and including 50%	619	6.61%	143,894,339.19	6.38%
> 50%, up to and including 55%	685	7.31%	174,927,981.54	7.76%
> 55%, up to and including 60%	714	7.62%	185,082,768.28	8.21%
> 60%, up to and including 65%	709	7.57%	189,934,035.13	8.42%
> 65%, up to and including 70%	891	9.51%	247,215,572.01	10.96%
> 70%, up to and including 75%	759	8.10%	221,985,736.74	9.84%
> 75%, up to and including 80%	2,082	22.23%	586,259,892.12	25.99%
> 80%, up to and including 85%	205	2.19%	35,388,631.64	1.57%
> 85%, up to and including 90%	78	0.83%	15,233,370.31	0.68%
> 90%, up to and including 95%	53	0.57%	8,831,926.12	0.39%
> 95%, up to and including 100%	52	0.56%	6,800,776.47	0.30%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,165	12.44%	12,287,135.15	0.54%
> 5%, up to and including 10%	448	4.78%	32,437,121.19	1.44%
> 10%, up to and including 15%	481	5.14%	51,991,388.15	2.30%
> 15%, up to and including 20%	511	5.46%	75,403,164.97	3.34%
> 20%, up to and including 25%	583	6.22%	115,029,415.15	5.10%
> 25%, up to and including 30%	589	6.29%	124,490,287.85	5.52%
> 30%, up to and including 35%	614	6.55%	154,132,331.08	6.83%
> 35%, up to and including 40%	640	6.83%	179,149,336.61	7.94%
> 40%, up to and including 45%	667	7.12%	190,902,922.28	8.46%
> 45%, up to and including 50%	688	7.34%	219,148,229.77	9.72%
> 50%, up to and including 55%	611	6.52%	200,076,228.72	8.87%
> 55%, up to and including 60%	706	7.54%	242,870,747.80	10.77%
> 60%, up to and including 65%	610	6.51%	216,671,639.83	9.61%
> 65%, up to and including 70%	584	6.23%	235,279,039.42	10.43%
> 70%, up to and including 75%	405	4.32%	172,248,903.19	7.64%
> 75%, up to and including 80%	65	0.69%	33,520,473.16	1.49%
> 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	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,467	17.42%	35,177,975.94	1.56%
> 5%, up to and including 10%	774	9.19%	94,406,610.29	4.19%
> 10%, up to and including 15%	844	10.02%	166,317,978.08	7.37%
> 15%, up to and including 20%	908	10.78%	220,373,670.75	9.77%
> 20%, up to and including 25%	899	10.68%	270,392,819.50	11.99%
> 25%, up to and including 30%	828	9.83%	280,124,573.37	12.42%
> 30%, up to and including 35%	814	9.67%	306,543,895.77	13.59%
> 35%, up to and including 40%	606	7.20%	243,691,897.87	10.80%
> 40%, up to and including 45%	435	5.17%	189,916,065.72	8.42%
> 45%, up to and including 50%	293	3.48%	146,381,926.18	6.49%
> 50%, up to and including 55%	220	2.61%	112,600,683.75	4.99%
> 55%, up to and including 60%	145	1.72%	77,807,913.09	3.45%
> 60%, up to and including 65%	94	1.12%	51,679,506.69	2.29%
> 65%, up to and including 70%	60	0.71%	38,326,922.61	1.70%
> 70%, up to and including 75%	18	0.21%	11,433,406.00	0.51%
> 75%, up to and including 80%	16	0.19%	10,462,511.37	0.46%
> 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	**8,421**	**100.00%**	**2,255,638,356.98**	**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%	6,172	65.89%	1,669,363,331.88	74.01%
> 6.35%, up to and including 6.60%	1,541	16.45%	363,148,255.91	16.10%
> 6.60%, up to and including 6.85%	473	5.05%	96,706,188.80	4.29%
> 6.85%, up to and including 7.10%	331	3.53%	47,659,325.01	2.11%
> 7.10%, up to and including 7.35%	294	3.14%	34,608,406.94	1.53%
> 7.35%, up to and including 7.60%	201	2.15%	21,483,674.85	0.95%
> 7.60%, up to and including 7.85%	102	1.09%	10,831,056.70	0.48%
> 7.85%, up to and including 8.10%	76	0.81%	5,016,914.19	0.22%
> 8.10%, up to and including 8.35%	104	1.11%	3,904,701.80	0.17%
> 8.35%, up to and including 8.60%	14	0.15%	705,450.92	0.03%
> 8.60%, up to and including 8.85%	22	0.23%	625,392.85	0.03%
> 8.85%, up to and including 9.10%	18	0.19%	1,227,562.21	0.05%
> 9.10%, up to and including 9.35%	11	0.12%	253,066.81	0.01%
> 9.35%, up to and including 9.60%	7	0.07%	104,513.64	0.00%
> 9.60%, up to and including 9.85%	1	0.01%	521.81	0.00%
> 9.85%	0	0.00%	-	0.00%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	9,077	96.90%	2,163,899,517.17	95.93%
Fixed	290	3.10%	91,738,847.15	4.07%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	9,077	96.90%	2,163,899,517.17	95.93%
Up to an including 1 year	122	1.30%	37,962,416.07	1.68%
> 1 year, up to and including 2 years	132	1.41%	44,817,396.64	1.99%
> 2 years, up to and including 3 years	36	0.38%	8,959,034.44	0.40%
> 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	290	3.10%	91,738,847.15	4.07%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**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	2,068	24.55%	71,733,793.89	3.18%
> A$100,000, up to and including A$200,000	1,622	19.26%	245,769,909.55	10.90%
> A$200,000, up to and including A$300,000	1,707	20.27%	425,502,197.85	18.86%
> A$300,000, up to and including A$400,000	1,171	13.90%	406,119,287.96	18.00%
> A$400,000, up to and including A$500,000	793	9.42%	353,828,793.45	15.69%
> A$500,000, up to and including A$600,000	434	5.15%	237,352,666.83	10.52%
> A$600,000, up to and including A$700,000	239	2.84%	154,297,322.08	6.84%
> A$700,000, up to and including A$800,000	138	1.64%	103,100,381.00	4.57%
> A$800,000, up to and including A$900,000	80	0.95%	67,266,655.02	2.98%
> A$900,000, up to and including A$1,000,000	60	0.71%	56,635,786.42	2.51%
> A$1,000,000, up to and including A$1,250,000	73	0.87%	80,622,826.95	3.57%
> A$1,250,000, up to and including A$1,500,000	24	0.28%	32,382,703.75	1.44%
> A$1,500,000, up to and including A$1,750,000	10	0.12%	15,597,605.33	0.69%
> A$1,750,000, up to and including A$2,000,000	3	0.04%	5,428,434.24	0.24%
> A$2,000,000	0	0.00%	-	0.00%
TOTAL	**8,422**	**100.00%**	**2,255,638,364.32**	**100.00%**

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	5,302	56.60%	1,134,732,971.60	50.31%
New South Wales & Australian Capital Territory	1,820	19.43%	534,421,028.04	23.69%
Victoria	1,096	11.70%	318,535,024.58	14.12%
South Australia	203	2.17%	49,657,388.90	2.20%
Western Australia	801	8.55%	182,290,155.93	8.08%
Tasmania	104	1.11%	26,242,044.85	1.16%
Northern Territory	41	0.44%	9,759,750.42	0.43%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	5,686	60.70%	1,483,432,568.54	65.77%
Non Metropolitan	3,614	38.58%	756,162,367.50	33.52%
Inner City	67	0.72%	16,043,428.28	0.71%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	9,115	97.31%	2,157,362,176.81	95.64%
Interest Only	252	2.69%	98,276,187.51	4.36%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	9,115	97.31%	2,157,362,176.81	95.64%
Interest Only Loans: Up to and including 1 yr	157	1.68%	57,968,946.68	2.57%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	37	0.40%	13,755,470.17	0.61%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	26	0.28%	11,016,229.65	0.49%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	13	0.14%	5,540,586.05	0.25%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	19	0.20%	9,994,954.96	0.44%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	6,758	72.15%	1,561,580,609.82	69.23%
Investment	2,609	27.85%	694,057,754.50	30.77%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	9,367	100.00%	2,255,638,364.32	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	72	0.77%	30,889,892.65	1.37%
> 6 months, up to and including 12 months	274	2.93%	115,064,505.82	5.10%
> 12 months, up to and including 18 months	68	0.73%	29,446,316.07	1.31%
> 18 months, up to and including 24 months	25	0.27%	10,009,769.14	0.44%
> 24 months, up to and including 30 months	30	0.32%	11,082,180.16	0.49%
> 30 months, up to and including 36 months	9	0.10%	3,183,563.40	0.14%
> 36 months, up to and including 48 months	23	0.25%	7,321,363.46	0.32%
> 48 months, up to and including 60 months	2,767	29.54%	814,636,033.78	36.12%
> 60 months	6,099	65.11%	1,234,004,739.84	54.71%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	152	1.62%	4,692,931.00	0.21%
> 5 years, up to and including 6 years	82	0.88%	4,638,600.91	0.21%
> 6 years, up to and including 7 years	83	0.89%	6,011,966.69	0.27%
> 7 years, up to and including 8 years	87	0.93%	6,473,549.81	0.29%
> 8 years, up to and including 9 years	106	1.13%	8,128,500.38	0.36%
> 9 years, up to and including 10 years	186	1.99%	20,016,007.08	0.89%
> 10 years, up to and including 15 years	1,625	17.35%	208,189,302.99	9.23%
> 15 years, up to and including 20 years	1,908	20.37%	378,735,345.94	16.79%
> 20 years, up to and including 25 years	2,910	31.07%	844,391,415.40	37.43%
> 25 years, up to and including 30 years	2,228	23.79%	774,360,744.12	34.33%
> 30 years	0	0.00%	-	0.00%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	9,150	97.68%	2,234,265,677.00	99.05%
QBE LMI	211	2.25%	20,241,120.74	0.90%
Helia	6	0.06%	1,131,566.58	0.05%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	9,290	99.18%	2,229,078,891.42	98.82%
> 1 day, up to and including 31 days	69	0.74%	22,650,928.47	1.00%
> 31 days, up to and including 61 days	8	0.09%	3,908,544.43	0.17%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	**9,367**	**100.00%**	**2,255,638,364.32**	**100.00%**

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