BOQ Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-October-2026
Calculation Period End Date	31-October-2026
Trust Payment Date	23-November-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:		$ 2,102,203,596.85
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	2,312,402,279.76	
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	2,102,203,596.85	
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		$60,623,865.55
Z	Negative Carry Adjustment		$ -
	Adjusted Aggregate Mortgage Loan Amount		
	(A + B + C + D) - Z		$ 2,162,827,462.40

Results of Asset Coverage Test	
Adjusted Aggregate Mortgage Loan Amount	$ 2,162,827,462.40
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	$ 1,796,465,000.00
Excess/(Shortfall) over adjusted Mortgage Loan Amount	$ 366,362,462.40
ACT Test Pass or Fail	PASS
Asset Percentage	90.9%
Overcollateralisation	
Legislative	103.0%
Current Contractual Minimum (based on Asset Percentage)	110.0%
Current	20.4%

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

Covered Bond Pool Summary	31-October-2026	
Housing Loan Pool Size (AUD)	$	2,314,630,258.69
Number of Loans (Consolidated)		8,604
Number of Loans (Unconsolidated)		9,752
Average Loan Balance (Unconsolidated)	$	237,349.29
Maximum Loan Balance (Unconsolidated)	$	1,765,534.43
Weighted Average Current Loan-to-Value Ratio (CLVR)		47.49%
Maximum Current Loan-to-Value Ratio (CLVR)		79.98%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		34.17%
Weighted Average Seasoning (Months)		73
Weighted Average Remaining Term to Maturity (Months)		262
Maximum Remaining Term to Maturity (Months)		355
Weighted Average Mortgage Rate		6.47%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	32	0.33%	1,135,236.05	0.05%
> 5%, up to and including 10%	101	1.04%	8,156,620.23	0.35%
> 10%, up to and including 15%	139	1.43%	10,997,640.20	0.48%
> 15%, up to and including 20%	217	2.23%	25,630,434.62	1.11%
> 20%, up to and including 25%	287	2.94%	39,998,313.18	1.73%
> 25%, up to and including 30%	351	3.60%	60,327,910.56	2.61%
> 30%, up to and including 35%	413	4.24%	75,324,417.46	3.25%
> 35%, up to and including 40%	552	5.66%	115,508,387.97	4.99%
> 40%, up to and including 45%	600	6.15%	127,280,323.25	5.50%
> 45%, up to and including 50%	666	6.83%	153,673,947.34	6.64%
> 50%, up to and including 55%	711	7.29%	179,049,463.23	7.74%
> 55%, up to and including 60%	732	7.51%	191,899,859.27	8.29%
> 60%, up to and including 65%	745	7.64%	192,372,896.34	8.31%
> 65%, up to and including 70%	910	9.33%	249,862,760.48	10.79%
> 70%, up to and including 75%	786	8.06%	227,126,135.30	9.81%
> 75%, up to and including 80%	2,079	21.32%	580,696,700.67	25.09%
> 80%, up to and including 85%	237	2.43%	41,486,392.79	1.79%
> 85%, up to and including 90%	88	0.90%	16,545,941.20	0.71%
> 90%, up to and including 95%	56	0.57%	11,052,768.06	0.48%
> 95%, up to and including 100%	50	0.51%	6,504,110.49	0.28%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,239	12.71%	13,268,177.19	0.57%
> 5%, up to and including 10%	482	4.94%	35,353,382.92	1.53%
> 10%, up to and including 15%	534	5.48%	55,630,151.98	2.40%
> 15%, up to and including 20%	527	5.40%	78,971,194.65	3.41%
> 20%, up to and including 25%	608	6.23%	113,785,675.99	4.92%
> 25%, up to and including 30%	611	6.27%	130,725,868.95	5.65%
> 30%, up to and including 35%	657	6.74%	161,152,713.06	6.96%
> 35%, up to and including 40%	656	6.73%	185,392,616.65	8.01%
> 40%, up to and including 45%	682	6.99%	198,611,318.87	8.58%
> 45%, up to and including 50%	710	7.28%	221,874,298.63	9.59%
> 50%, up to and including 55%	657	6.74%	211,550,762.27	9.14%
> 55%, up to and including 60%	669	6.86%	232,932,559.86	10.06%
> 60%, up to and including 65%	639	6.55%	224,317,872.63	9.69%
> 65%, up to and including 70%	601	6.16%	241,119,176.60	10.42%
> 70%, up to and including 75%	370	3.79%	156,874,494.17	6.78%
> 75%, up to and including 80%	110	1.13%	53,069,994.27	2.29%
> 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%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,531	17.80%	33,988,856.79	1.47%
> 5%, up to and including 10%	784	9.12%	92,989,040.14	4.02%
> 10%, up to and including 15%	797	9.27%	145,434,359.36	6.28%
> 15%, up to and including 20%	896	10.42%	211,236,940.89	9.13%
> 20%, up to and including 25%	865	10.06%	256,684,612.68	11.09%
> 25%, up to and including 30%	808	9.40%	263,660,052.23	11.39%
> 30%, up to and including 35%	779	9.06%	288,378,671.42	12.46%
> 35%, up to and including 40%	635	7.38%	250,479,473.28	10.82%
> 40%, up to and including 45%	453	5.27%	199,238,151.46	8.61%
> 45%, up to and including 50%	341	3.97%	162,564,853.24	7.02%
> 50%, up to and including 55%	241	2.80%	130,005,673.44	5.62%
> 55%, up to and including 60%	182	2.12%	99,602,223.11	4.30%
> 60%, up to and including 65%	120	1.40%	70,306,324.32	3.04%
> 65%, up to and including 70%	84	0.98%	51,446,691.11	2.22%
> 70%, up to and including 75%	44	0.51%	28,812,619.99	1.24%
> 75%, up to and including 80%	24	0.28%	17,446,216.23	0.75%
> 80%, up to and including 85%	16	0.19%	12,355,493.61	0.53%
> 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	**8,600**	**100.00%**	**2,314,630,253.30**	**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%	2,723	27.92%	841,099,254.61	36.34%
> 6.35%, up to and including 6.60%	3,924	40.24%	932,297,427.39	40.28%
> 6.60%, up to and including 6.85%	1,477	15.15%	336,200,417.96	14.53%
> 6.85%, up to and including 7.10%	442	4.53%	88,161,713.00	3.81%
> 7.10%, up to and including 7.35%	316	3.24%	41,299,103.72	1.78%
> 7.35%, up to and including 7.60%	299	3.07%	33,532,124.10	1.45%
> 7.60%, up to and including 7.85%	201	2.06%	20,396,347.50	0.88%
> 7.85%, up to and including 8.10%	106	1.09%	9,360,791.21	0.40%
> 8.10%, up to and including 8.35%	81	0.83%	5,590,724.82	0.24%
> 8.35%, up to and including 8.60%	109	1.12%	3,973,333.52	0.17%
> 8.60%, up to and including 8.85%	14	0.14%	694,664.30	0.03%
> 8.85%, up to and including 9.10%	23	0.24%	690,118.38	0.03%
> 9.10%, up to and including 9.35%	17	0.17%	926,362.87	0.04%
> 9.35%, up to and including 9.60%	12	0.12%	291,967.65	0.01%
> 9.60%, up to and including 9.85%	7	0.07%	115,373.06	0.00%
> 9.85%	1	0.01%	534.60	0.00%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	9,396	96.35%	2,195,460,373.25	94.85%
Fixed	356	3.65%	119,169,885.44	5.15%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	9,396	96.35%	2,195,460,373.25	94.85%
Up to an including 1 year	155	1.59%	47,775,904.83	2.06%
> 1 year, up to and including 2 years	151	1.55%	56,041,697.03	2.42%
> 2 years, up to and including 3 years	50	0.51%	15,352,283.58	0.66%
> 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	356	3.65%	119,169,885.44	5.15%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**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	2,196	25.53%	75,303,784.78	3.25%
> A$100,000, up to and including A$200,000	1,659	19.29%	250,674,562.59	10.83%
> A$200,000, up to and including A$300,000	1,665	19.36%	414,656,671.64	17.91%
> A$300,000, up to and including A$400,000	1,183	13.75%	409,723,181.45	17.70%
> A$400,000, up to and including A$500,000	776	9.02%	346,018,859.46	14.95%
> A$500,000, up to and including A$600,000	426	4.95%	232,732,437.92	10.05%
> A$600,000, up to and including A$700,000	253	2.94%	163,043,666.61	7.04%
> A$700,000, up to and including A$800,000	147	1.71%	109,384,866.97	4.73%
> A$800,000, up to and including A$900,000	90	1.05%	76,056,082.09	3.29%
> A$900,000, up to and including A$1,000,000	62	0.72%	58,867,313.32	2.54%
> A$1,000,000, up to and including A$1,250,000	87	1.01%	95,333,109.00	4.12%
> A$1,250,000, up to and including A$1,500,000	37	0.43%	50,473,893.93	2.18%
> A$1,500,000, up to and including A$1,750,000	17	0.20%	26,728,597.18	1.15%
> A$1,750,000, up to and including A$2,000,000	3	0.03%	5,633,231.75	0.24%
> A$2,000,000	0	0.00%	-	0.00%
TOTAL	**8,601**	**100.00%**	**2,314,630,258.69**	**100.00%**

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	5,636	57.79%	1,200,667,298.17	51.87%
New South Wales & Australian Capital Territory	1,848	18.95%	532,259,253.00	23.00%
Victoria	1,086	11.14%	309,525,782.66	13.37%
South Australia	200	2.05%	47,247,499.16	2.04%
Western Australia	840	8.61%	189,268,326.01	8.18%
Tasmania	104	1.07%	27,033,252.78	1.17%
Northern Territory	38	0.39%	8,628,846.91	0.37%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	5,907	60.57%	1,512,825,670.52	65.36%
Non Metropolitan	3,780	38.76%	786,212,278.88	33.97%
Inner City	65	0.67%	15,592,309.29	0.67%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	9,497	97.39%	2,212,696,043.54	95.60%
Interest Only	255	2.61%	101,934,215.15	4.40%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	9,497	97.39%	2,212,696,043.54	95.60%
Interest Only Loans: Up to and including 1 yr	133	1.36%	51,706,983.41	2.23%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	39	0.40%	15,809,564.04	0.68%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	30	0.31%	12,668,971.50	0.55%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	22	0.23%	8,629,762.79	0.37%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	31	0.32%	13,118,933.41	0.57%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	7,122	73.03%	1,614,039,606.67	69.73%
Investment	2,630	26.97%	700,590,652.02	30.27%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	9,752	100.00%	2,314,630,258.69	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	3	0.03%	422,697.07	0.02%
> 6 months, up to and including 12 months	547	5.61%	219,964,340.37	9.50%
> 12 months, up to and including 18 months	229	2.35%	82,500,543.49	3.56%
> 18 months, up to and including 24 months	37	0.38%	11,653,385.91	0.50%
> 24 months, up to and including 30 months	66	0.68%	23,035,931.98	1.00%
> 30 months, up to and including 36 months	39	0.40%	11,260,277.96	0.49%
> 36 months, up to and including 48 months	52	0.53%	16,227,546.61	0.70%
> 48 months, up to and including 60 months	1,910	19.59%	562,431,916.51	24.30%
> 60 months	6,869	70.44%	1,387,133,618.79	59.93%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	201	2.06%	6,175,401.40	0.27%
> 5 years, up to and including 6 years	93	0.95%	5,872,565.62	0.25%
> 6 years, up to and including 7 years	108	1.11%	7,401,049.61	0.32%
> 7 years, up to and including 8 years	96	0.98%	6,210,093.24	0.27%
> 8 years, up to and including 9 years	125	1.28%	9,950,533.45	0.43%
> 9 years, up to and including 10 years	261	2.68%	25,931,956.10	1.12%
> 10 years, up to and including 15 years	1,722	17.66%	220,518,546.97	9.53%
> 15 years, up to and including 20 years	2,007	20.58%	395,992,925.51	17.11%
> 20 years, up to and including 25 years	3,258	33.41%	952,773,867.15	41.16%
> 25 years, up to and including 30 years	1,881	19.29%	683,803,319.64	29.54%
> 30 years	0	0.00%	-	0.00%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	9,488	97.29%	2,291,330,546.28	98.99%
QBE LMI	256	2.63%	22,067,275.48	0.95%
Helia	8	0.08%	1,232,436.93	0.05%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**100.00%**

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	9,673	99.19%	2,288,000,048.22	98.85%
> 1 day, up to and including 31 days	74	0.76%	25,529,052.30	1.10%
> 31 days, up to and including 61 days	5	0.05%	1,101,158.17	0.05%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	**9,752**	**100.00%**	**2,314,630,258.69**	**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

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