

BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-September-2017
Calculation Period End Date	30-September-2017
Trust Payment Date	23-October-2017

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	
Calculation of Adjusted Aggregate Mortgage Loan Balance Amount	
A	The lower of:
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts
	905,776,445.07
	<u>823,436,576.69</u>
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
Z	Negative Carry Adjustment
	Adjusted Aggregate Mortgage Loan Amount
	(A + B + C + D) - Z
	\$ 840,994,525.23
Results of Asset Coverage Test	
	Adjusted Aggregate Mortgage Loan Amount
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds
	Excess/(Shortfall) over adjusted Mortgage Loan Amount
	ACT Test Pass or Fail
	Asset Percentage
	\$ 840,994,525.23
	\$ 743,580,000.00
	\$ 97,414,525.23
	PASS
	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

Covered Bond Pool Summary		30-September-2017	
Housing Loan Pool Size (AUD)		\$	908,178,226.56
Number of Loans (Consolidated)			3,198
Number of Loans (Unconsolidated)			3,733
Average Loan Balance (Unconsolidated)		\$	243,283.75
Maximum Loan Balance (Unconsolidated)		\$	1,976,344.36
Weighted Average Current Loan-to-Value Ratio (CLVR)			60.69%
Maximum Current Loan-to-Value Ratio (CLVR)			80.05%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio			48.74%
Weighted Average Seasoning (Months)			67
Weighted Average Remaining Term to Maturity (Months)			285
Maximum Remaining Term to Maturity (Months)			344
Weighted Average Mortgage Rate			4.69%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	15	0.40%	156,734.61	0.02%
> 5%, up to and including 10%	22	0.59%	682,491.82	0.08%
> 10%, up to and including 15%	17	0.46%	843,532.22	0.09%
> 15%, up to and including 20%	22	0.59%	2,281,396.55	0.25%
> 20%, up to and including 25%	36	0.96%	3,803,398.54	0.42%
> 25%, up to and including 30%	48	1.29%	7,926,662.46	0.87%
> 30%, up to and including 35%	56	1.50%	8,278,217.77	0.91%
> 35%, up to and including 40%	75	2.01%	14,661,573.26	1.61%
> 40%, up to and including 45%	104	2.79%	25,005,852.24	2.75%
> 45%, up to and including 50%	150	4.02%	32,430,632.22	3.57%
> 50%, up to and including 55%	135	3.62%	30,176,287.41	3.32%
> 55%, up to and including 60%	192	5.14%	44,011,636.21	4.85%
> 60%, up to and including 65%	214	5.73%	52,550,835.24	5.79%
> 65%, up to and including 70%	365	9.78%	90,945,070.43	10.01%
> 70%, up to and including 75%	340	9.11%	86,045,295.73	9.47%
> 75%, up to and including 80%	1,323	35.44%	357,612,282.91	39.38%
> 80%, up to and including 85%	482	12.91%	119,583,189.31	13.17%
> 85%, up to and including 90%	98	2.63%	22,895,653.60	2.52%
> 90%, up to and including 95%	39	1.04%	8,287,484.03	0.91%
> 95%, up to and including 100%	0	0.00%	-	0.00%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	142	3.80%	1,644,630.22	0.18%
> 5%, up to and including 10%	77	2.06%	4,066,865.96	0.45%
> 10%, up to and including 15%	64	1.71%	6,753,263.71	0.74%
> 15%, up to and including 20%	80	2.14%	9,291,930.25	1.02%
> 20%, up to and including 25%	109	2.92%	16,071,165.06	1.77%
> 25%, up to and including 30%	99	2.65%	16,006,922.63	1.76%
> 30%, up to and including 35%	120	3.21%	21,708,923.23	2.39%
> 35%, up to and including 40%	145	3.88%	32,205,357.98	3.55%
> 40%, up to and including 45%	196	5.25%	47,901,954.52	5.27%
> 45%, up to and including 50%	213	5.71%	54,106,614.84	5.96%
> 50%, up to and including 55%	255	6.83%	60,881,769.86	6.70%
> 55%, up to and including 60%	299	8.01%	75,418,187.01	8.30%
> 60%, up to and including 65%	368	9.86%	99,256,198.57	10.93%
> 65%, up to and including 70%	401	10.74%	112,019,252.20	12.33%
> 70%, up to and including 75%	741	19.85%	212,832,214.74	23.44%
> 75%, up to and including 80%	423	11.33%	137,524,654.97	15.14%
> 80%, up to and including 85%	1	0.03%	488,320.81	0.05%
> 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	3,733	100.00%	908,178,226.56	100.00%

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 5%	165	5.16%	2,999,650.77	0.33%
> 5%, up to and including 10%	87	2.72%	7,281,997.36	0.80%
> 10%, up to and including 15%	96	3.00%	12,508,760.23	1.38%
> 15%, up to and including 20%	104	3.25%	16,307,862.42	1.80%
> 20%, up to and including 25%	144	4.50%	30,433,303.35	3.35%
> 25%, up to and including 30%	162	5.07%	39,485,536.47	4.35%
> 30%, up to and including 35%	194	6.07%	50,149,925.00	5.52%
> 35%, up to and including 40%	218	6.82%	71,256,775.57	7.85%
> 40%, up to and including 45%	323	10.10%	98,797,209.78	10.88%
> 45%, up to and including 50%	337	10.54%	116,610,085.37	12.84%
> 50%, up to and including 55%	384	12.01%	127,465,611.32	14.04%
> 55%, up to and including 60%	302	9.44%	98,936,234.21	10.89%
> 60%, up to and including 65%	380	11.88%	124,371,414.14	13.69%
> 65%, up to and including 70%	211	6.60%	76,364,489.73	8.41%
> 70%, up to and including 75%	49	1.53%	19,109,973.52	2.10%
> 75%, up to and including 80%	36	1.13%	13,753,632.03	1.51%
> 80%, up to and including 85%	6	0.19%	2,345,765.29	0.26%
> 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	3,198	100.00%	908,178,226.56	100.00%

* 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 3.50%	1	0.03%	108,770.54	0.01%
> 3.50%, up to and including 3.75%	1	0.03%	269,730.89	0.03%
> 3.75%, up to and including 4.00%	103	2.76%	33,984,333.97	3.74%
> 4.00%, up to and including 4.25%	430	11.52%	120,316,019.71	13.25%
> 4.25%, up to and including 4.50%	949	25.42%	229,236,714.36	25.24%
> 4.50%, up to and including 4.75%	319	8.55%	81,175,728.30	8.94%
> 4.75%, up to and including 5.00%	933	24.99%	226,647,282.82	24.96%
> 5.00%, up to and including 5.25%	386	10.34%	78,861,953.76	8.68%
> 5.25%, up to and including 5.50%	382	10.23%	91,424,136.38	10.07%
> 5.50%, up to and including 5.75%	191	5.12%	39,301,487.55	4.33%
> 5.75%, up to and including 6.00%	16	0.43%	3,543,605.94	0.39%
> 6.00%, up to and including 6.25%	22	0.59%	3,308,462.34	0.36%
> 6.25%, up to and including 6.50%	0	0.00%	-	0.00%
> 6.50%, up to and including 6.75%	0	0.00%	-	0.00%
> 6.75%, up to and including 7.00%	0	0.00%	-	0.00%
> 7.00%	0	0.00%	-	0.00%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Interest Rate Type	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Variable	3,149	84.36%	746,966,769.62	82.25%
Fixed	584	15.64%	161,211,456.94	17.75%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Mortgage Pool by Interest Option	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Total Variable	3,149	84.36%	746,966,769.62	82.25%
Up to an including 1 year	277	7.42%	73,382,711.81	8.08%
> 1 year, up to and including 2 years	245	6.56%	68,709,569.75	7.57%
> 2 years, up to and including 3 years	62	1.66%	19,119,175.38	2.11%
> 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	584	15.64%	161,211,456.94	17.75%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Mortgage Pool by Consolidated Loan Balance	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including A\$100,000	384	12.01%	17,552,002.49	1.93%
> A\$100,000, up to and including A\$200,000	572	17.89%	88,293,099.77	9.72%
> A\$200,000, up to and including A\$300,000	1,005	31.43%	251,717,820.50	27.72%
> A\$300,000, up to and including A\$400,000	661	20.67%	228,459,340.10	25.16%
> A\$400,000, up to and including A\$500,000	287	8.97%	127,901,473.34	14.08%
> A\$500,000, up to and including A\$600,000	132	4.13%	71,941,677.32	7.92%
> A\$600,000, up to and including A\$700,000	84	2.63%	54,009,613.45	5.95%
> A\$700,000, up to and including A\$800,000	31	0.97%	23,410,443.86	2.58%
> A\$800,000, up to and including A\$900,000	13	0.41%	11,059,446.29	1.22%
> A\$900,000, up to and including A\$1,000,000	14	0.44%	13,292,339.93	1.46%
> A\$1,000,000, up to and including A\$1,250,000	8	0.25%	9,018,763.87	0.99%
> A\$1,250,000, up to and including A\$1,500,000	1	0.03%	1,400,000.00	0.15%
> A\$1,500,000, up to and including A\$1,750,000	4	0.13%	6,320,052.54	0.70%
> A\$1,750,000, up to and including A\$2,000,000	2	0.06%	3,802,153.10	0.42%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	3,198	100.00%	908,178,226.56	100.00%

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	2,258	60.49%	516,642,001.50	56.89%
New South Wales & Australian Capital Territory	619	16.58%	151,846,033.63	16.72%
Victoria	480	12.86%	135,384,360.86	14.91%
South Australia	17	0.46%	4,038,545.34	0.44%
Western Australia	284	7.61%	79,643,401.06	8.77%
Tasmania	42	1.13%	8,300,453.03	0.91%
Northern Territory	33	0.88%	12,323,431.14	1.36%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	2,064	55.29%	537,731,297.16	59.21%
Non Metropolitan	1,631	43.69%	359,257,729.10	39.56%
Inner City	38	1.02%	11,189,200.30	1.23%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	3,254	87.17%	761,251,535.81	83.82%
Interest Only	479	12.83%	146,926,690.75	16.18%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	3,254	87.17%	761,251,535.81	83.82%
Interest Only Loans: Up to and including 1 yr	288	7.71%	84,315,073.60	9.28%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	102	2.73%	31,853,481.89	3.51%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	46	1.23%	16,228,875.78	1.79%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	25	0.67%	8,300,753.42	0.91%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	18	0.48%	6,228,506.06	0.69%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	2,425	64.96%	559,851,558.66	61.65%
Investment	1,308	35.04%	348,326,667.90	38.35%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	3,733	100.00%	908,178,226.56	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

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	0	0.00%	-	0.00%
> 12 months, up to and including 18 months	2	0.05%	7,323.55	0.00%
> 18 months, up to and including 24 months	17	0.46%	1,826,250.43	0.20%
> 24 months, up to and including 30 months	21	0.56%	1,263,995.13	0.14%
> 30 months, up to and including 36 months	27	0.72%	4,735,164.73	0.52%
> 36 months, up to and including 48 months	36	0.96%	6,025,899.09	0.66%
> 48 months, up to and including 60 months	1,551	41.55%	377,267,804.77	41.54%
> 60 months	2,079	55.69%	517,051,788.86	56.93%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	34	0.91%	430,458.39	0.05%
> 5 years, up to and including 6 years	13	0.35%	1,192,445.84	0.13%
> 6 years, up to and including 7 years	6	0.16%	426,683.21	0.05%
> 7 years, up to and including 8 years	10	0.27%	875,881.09	0.10%
> 8 years, up to and including 9 years	7	0.19%	293,813.70	0.03%
> 9 years, up to and including 10 years	16	0.43%	2,442,139.24	0.27%
> 10 years, up to and including 15 years	128	3.43%	20,344,592.70	2.24%
> 15 years, up to and including 20 years	351	9.40%	61,545,332.46	6.78%
> 20 years, up to and including 25 years	1,679	44.98%	444,561,395.95	48.95%
> 25 years, up to and including 30 years	1,489	39.89%	376,065,483.98	41.41%
> 30 years	0	0.00%	-	0.00%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	3,733	100.00%	908,178,226.56	100.00%
QBE LMI	0	0.00%	-	0.00%
Genworth	0	0.00%	-	0.00%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	3,669	98.29%	886,121,864.12	97.57%
> 1 day, up to and including 31 days	49	1.31%	16,650,468.23	1.83%
> 31 days, up to and including 61 days	15	0.40%	5,405,894.21	0.60%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	3,733	100.00%	908,178,226.56	100.00%

Bank of Queensland Contacts		
James Shaw Head of Funding (+617) 3212 3835 james.shaw@boq.com.au	Margot Kelly Senior Manager Secured Funding (+617) 3212 3959 margot.kelly@boq.com.au	Vijay Singh Senior Securitisation Analyst (+617) 3212 3768 vijay.singh1@boq.com.au
<p>Disclaimer</p> <p>This report is for information purposes only and, does not constitute an offer, invitation, recommendation, inducement or solicitation for the purpose or sale of any covered bonds issued by Bank of Queensland Limited (ABN 32 009 656 740) (BOQ), or a recommendation to continue to hold covered bonds issued by BOQ. This report is not intended to and does not create legal relations on the basis of the information contained in it.</p> <p>This report does not contain all information that may be relevant to a covered bond investor in relation to its investment in covered bonds issued by BOQ and any statement as to any future matter is a present prediction of a possible future outcome, the accuracy of which cannot be guaranteed. The information contained in this report is not a representation or guarantee of the future performance of BOQ, any covered bonds issued by BOQ or any mortgage loans held by Perpetual Corporate Trustee Limited (ABN 99 000 341 533) as trustee of the BOQ Covered Bond Trust (in such capacity, the Covered Bond Guarantor).</p> <p>This report is for the information of investors who have acquired BOQ covered bonds after reviewing, understanding and obtaining their own professional legal, regulatory, tax and accounting advice in relation to the offering documents pursuant to which the covered bonds were issued and no person is authorised to use it for any other purpose. BOQ does not warrant or represent that this report (or the information set out or referred to in this report) is accurate, reliable, complete or up to date. BOQ does not accept responsibility for, or liability arising from, any information or representation contained in this report. This report does not constitute any form of investment, legal, tax or other advice and does not take into account the investment objectives, financial situation or needs of any particular investor.</p> <p>To the fullest extent permitted by law, BOQ expressly disclaims all and any responsibility for and shall not be liable in any way whatsoever (whether in negligence or otherwise) for any loss, costs or expenses of any nature (whether direct, indirect or consequential) which may be suffered by any person relying upon this report (or any information, conclusions or omissions contained in this report).</p> <p>Recipients should not rely upon the contents of this report, but should make their own assessment and evaluation and seek their own advice to enable them to make any decision concerning their own risk.</p>		