BOQ Soft Bullet 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, 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

	Calculation of Adjusted Aggregate Mortgage Loan Balance Amount		
A	The lower of:		$ 2,354,986,072.87
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	2,591,050,537.45	
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	2,354,986,072.87	
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		$74,421,067.63
Z	Negative Carry Adjustment		$ -
	Adjusted Aggregate Mortgage Loan Amount (A + B + C + D) - Z		$ 2,429,407,140.50

Results of Asset Coverage Test	
Adjusted Aggregate Mortgage Loan Amount	$ 2,429,407,140.50
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	$ 2,028,814,591.70
Excess/(Shortfall) over adjusted Mortgage Loan Amount	$ 400,592,548.80
ACT Test Pass or Fail	PASS
Asset Percentage	90.9%
Overcollateralisation	
Legislative	103.0%
Current Contractual Minimum (based on Asset Percentage)	110.0%
Current	19.7%

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.

BOQ Covered Bond Trust - Monthly Investor Report

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	30-June-2026
Housing Loan Pool Size (AUD)	$ 2,592,991,310.85
Number of Loans (Consolidated)	7,491
Number of Loans (Unconsolidated)	8,058
Average Loan Balance (Unconsolidated)	$ 321,790.93
Maximum Loan Balance (Unconsolidated)	$ 1,889,000.00
Weighted Average Current Loan-to-Value Ratio (CLVR)	52.03%
Maximum Current Loan-to-Value Ratio (CLVR)	79.96%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio	39.32%
Weighted Average Seasoning (Months)	46
Weighted Average Remaining Term to Maturity (Months)	292
Maximum Remaining Term to Maturity (Months)	358
Weighted Average Mortgage Rate	6.19%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	32	0.40%	1,303,901.18	0.05%
> 5%, up to and including 10%	112	1.39%	8,246,078.37	0.32%
> 10%, up to and including 15%	135	1.68%	15,282,112.80	0.59%
> 15%, up to and including 20%	187	2.32%	26,596,394.94	1.03%
> 20%, up to and including 25%	241	2.99%	45,041,385.76	1.74%
> 25%, up to and including 30%	334	4.14%	74,318,788.99	2.87%
> 30%, up to and including 35%	384	4.77%	95,027,020.65	3.66%
> 35%, up to and including 40%	468	5.81%	128,663,161.28	4.96%
> 40%, up to and including 45%	538	6.68%	151,851,972.93	5.86%
> 45%, up to and including 50%	609	7.56%	188,958,369.37	7.29%
> 50%, up to and including 55%	604	7.50%	195,331,876.51	7.53%
> 55%, up to and including 60%	688	8.54%	230,599,463.00	8.89%
> 60%, up to and including 65%	678	8.41%	242,244,698.74	9.34%
> 65%, up to and including 70%	810	10.05%	314,888,056.61	12.14%
> 70%, up to and including 75%	602	7.47%	240,007,601.12	9.26%
> 75%, up to and including 80%	1,452	18.02%	594,309,274.41	22.92%
> 80%, up to and including 85%	99	1.23%	24,012,627.78	0.93%
> 85%, up to and including 90%	45	0.56%	10,032,049.95	0.39%
> 90%, up to and including 95%	39	0.48%	6,078,918.03	0.23%
> 95%, up to and including 100%	1	0.01%	197,558.43	0.01%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	504	6.25%	8,583,554.40	0.33%
> 5%, up to and including 10%	399	4.95%	30,390,415.96	1.17%
> 10%, up to and including 15%	376	4.67%	45,186,456.90	1.74%
> 15%, up to and including 20%	358	4.44%	60,306,114.81	2.33%
> 20%, up to and including 25%	436	5.41%	93,528,124.13	3.61%
> 25%, up to and including 30%	488	6.06%	124,553,664.17	4.80%
> 30%, up to and including 35%	468	5.81%	141,772,829.21	5.47%
> 35%, up to and including 40%	532	6.60%	171,951,882.45	6.63%
> 40%, up to and including 45%	566	7.02%	194,396,212.00	7.50%
> 45%, up to and including 50%	627	7.78%	237,532,819.37	9.16%
> 50%, up to and including 55%	548	6.80%	207,755,554.77	8.01%
> 55%, up to and including 60%	604	7.50%	252,238,027.77	9.73%
> 60%, up to and including 65%	570	7.07%	245,600,085.75	9.47%
> 65%, up to and including 70%	567	7.04%	265,696,417.01	10.25%
> 70%, up to and including 75%	586	7.27%	286,882,662.18	11.06%
> 75%, up to and including 80%	429	5.32%	226,616,489.97	8.74%
> 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	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	761	10.16%	24,000,040.80	0.93%
> 5%, up to and including 10%	583	7.78%	65,167,771.82	2.51%
> 10%, up to and including 15%	574	7.66%	106,699,235.38	4.11%
> 15%, up to and including 20%	620	8.28%	157,738,056.36	6.08%
> 20%, up to and including 25%	623	8.32%	196,908,424.44	7.59%
> 25%, up to and including 30%	608	8.12%	230,693,188.22	8.90%
> 30%, up to and including 35%	662	8.84%	259,710,210.54	10.02%
> 35%, up to and including 40%	690	9.21%	308,234,693.69	11.89%
> 40%, up to and including 45%	599	8.00%	274,414,493.85	10.58%
> 45%, up to and including 50%	540	7.21%	263,801,494.50	10.17%
> 50%, up to and including 55%	417	5.57%	221,105,283.85	8.53%
> 55%, up to and including 60%	286	3.82%	166,292,257.35	6.41%
> 60%, up to and including 65%	237	3.16%	141,602,667.46	5.46%
> 65%, up to and including 70%	175	2.34%	109,309,099.15	4.22%
> 70%, up to and including 75%	89	1.19%	51,964,558.94	2.00%
> 75%, up to and including 80%	24	0.32%	14,514,860.73	0.56%
> 80%, up to and including 85%	1	0.01%	834,972.55	0.03%
> 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	**7,489**	**100.00%**	**2,592,991,309.63**	**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%	5,848	72.57%	2,044,881,014.51	78.86%
> 6.35%, up to and including 6.60%	1,186	14.72%	366,566,083.14	14.14%
> 6.60%, up to and including 6.85%	338	4.19%	96,794,386.44	3.73%
> 6.85%, up to and including 7.10%	166	2.06%	36,642,414.88	1.41%
> 7.10%, up to and including 7.35%	146	1.81%	19,353,300.05	0.75%
> 7.35%, up to and including 7.60%	105	1.30%	6,863,128.80	0.26%
> 7.60%, up to and including 7.85%	49	0.61%	4,582,026.76	0.18%
> 7.85%, up to and including 8.10%	44	0.55%	3,785,042.03	0.15%
> 8.10%, up to and including 8.35%	62	0.77%	5,025,014.85	0.19%
> 8.35%, up to and including 8.60%	20	0.25%	983,018.60	0.04%
> 8.60%, up to and including 8.85%	45	0.56%	3,169,477.64	0.12%
> 8.85%, up to and including 9.10%	16	0.20%	1,460,056.75	0.06%
> 9.10%, up to and including 9.35%	19	0.24%	2,419,242.47	0.09%
> 9.35%, up to and including 9.60%	12	0.15%	369,757.72	0.01%
> 9.60%, up to and including 9.85%	1	0.01%	57,890.58	0.00%
> 9.85%	1	0.01%	39,455.63	0.00%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	7,617	94.53%	2,429,589,668.36	93.70%
Fixed	441	5.47%	163,401,642.49	6.30%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	7,617	94.53%	2,429,589,668.36	93.70%
Up to an including 1 year	212	2.63%	72,632,176.73	2.80%
> 1 year, up to and including 2 years	203	2.52%	81,815,511.73	3.16%
> 2 years, up to and including 3 years	26	0.32%	8,953,954.03	0.35%
> 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	441	5.47%	163,401,642.49	6.30%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**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	1,251	16.70%	55,561,046.58	2.14%
> A$100,000, up to and including A$200,000	1,135	15.16%	171,347,413.94	6.61%
> A$200,000, up to and including A$300,000	1,342	17.92%	337,277,399.13	13.01%
> A$300,000, up to and including A$400,000	1,243	16.60%	433,384,022.75	16.71%
> A$400,000, up to and including A$500,000	926	12.36%	415,569,770.20	16.03%
> A$500,000, up to and including A$600,000	566	7.56%	308,447,890.71	11.90%
> A$600,000, up to and including A$700,000	351	4.69%	226,685,056.39	8.74%
> A$700,000, up to and including A$800,000	231	3.08%	172,486,476.92	6.65%
> A$800,000, up to and including A$900,000	149	1.99%	125,783,527.89	4.85%
> A$900,000, up to and including A$1,000,000	83	1.11%	78,673,586.74	3.03%
> A$1,000,000, up to and including A$1,250,000	123	1.64%	137,663,462.27	5.31%
> A$1,250,000, up to and including A$1,500,000	59	0.79%	80,452,616.10	3.10%
> A$1,500,000, up to and including A$1,750,000	23	0.31%	36,838,277.25	1.42%
> A$1,750,000, up to and including A$2,000,000	7	0.09%	12,820,763.98	0.49%
> A$2,000,000	0	0.00%	-	0.00%
TOTAL	**7,489**	**100.00%**	**2,592,991,310.85**	**100.00%**

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	4,614	57.26%	1,359,671,700.37	52.44%
New South Wales & Australian Capital Territory	1,401	17.39%	548,158,808.84	21.14%
Victoria	917	11.38%	341,935,531.95	13.19%
South Australia	196	2.43%	66,890,913.54	2.58%
Western Australia	820	10.18%	241,825,247.89	9.33%
Tasmania	71	0.88%	23,650,651.35	0.91%
Northern Territory	39	0.48%	10,858,456.91	0.42%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	4,874	60.49%	1,700,640,153.55	65.59%
Non Metropolitan	3,118	38.69%	868,087,357.00	33.48%
Inner City	66	0.82%	24,263,800.30	0.94%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	7,658	95.04%	2,410,920,806.12	92.98%
Interest Only	400	4.96%	182,070,504.73	7.02%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	7,658	95.04%	2,410,920,806.12	92.98%
Interest Only Loans: Up to and including 1 yr	82	1.02%	37,860,463.95	1.46%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	170	2.11%	73,644,999.70	2.84%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	98	1.22%	42,370,388.96	1.63%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	21	0.26%	11,444,124.15	0.44%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	29	0.36%	16,750,527.97	0.65%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	5,515	68.44%	1,702,325,654.23	65.65%
Investment	2,543	31.56%	890,665,656.62	34.35%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	8,058	100.00%	2,592,991,310.85	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	170	2.11%	71,773,471.62	2.77%
> 6 months, up to and including 12 months	597	7.41%	254,841,163.48	9.83%
> 12 months, up to and including 18 months	168	2.08%	71,394,814.97	2.75%
> 18 months, up to and including 24 months	119	1.48%	54,318,599.38	2.09%
> 24 months, up to and including 30 months	189	2.35%	70,745,061.77	2.73%
> 30 months, up to and including 36 months	1,710	21.22%	599,945,000.59	23.14%
> 36 months, up to and including 48 months	2,513	31.19%	908,977,278.90	35.06%
> 48 months, up to and including 60 months	707	8.77%	254,048,675.82	9.80%
> 60 months	1,885	23.39%	306,947,244.32	11.84%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	114	1.41%	3,293,140.11	0.13%
> 5 years, up to and including 6 years	34	0.42%	2,305,278.77	0.09%
> 6 years, up to and including 7 years	74	0.92%	5,006,891.24	0.19%
> 7 years, up to and including 8 years	83	1.03%	5,029,564.57	0.19%
> 8 years, up to and including 9 years	68	0.84%	6,496,358.48	0.25%
> 9 years, up to and including 10 years	85	1.05%	9,000,144.99	0.35%
> 10 years, up to and including 15 years	996	12.36%	137,647,033.75	5.31%
> 15 years, up to and including 20 years	1,320	16.38%	289,998,071.83	11.18%
> 20 years, up to and including 25 years	1,178	14.62%	415,258,487.34	16.01%
> 25 years, up to and including 30 years	4,106	50.96%	1,718,956,339.77	66.29%
> 30 years	0	0.00%	-	0.00%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	7,300	90.59%	2,500,958,007.26	96.45%
QBE LMI	717	8.90%	88,674,580.10	3.42%
Helia	41	0.51%	3,358,723.49	0.13%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	7,910	98.16%	2,542,329,641.87	98.05%
> 1 day, up to and including 31 days	143	1.77%	48,483,003.10	1.87%
> 31 days, up to and including 61 days	5	0.06%	2,178,665.88	0.08%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	**8,058**	**100.00%**	**2,592,991,310.85**	**100.00%**

Bank of Queensland Contacts

Tim Blumke	Ally Tang
Head of Funding	Senior Manager Structured Finance
+61 7 3212 3438	+61 7 3212 3989
tim.blumke@boq.com.au	ally.tang@boq.com.au