BOQ Soft Bullet 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, 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:		$ 2,284,411,152.34
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	2,513,346,159.07	
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	2,284,411,152.34	
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		$77,733,719.72
Z	Negative Carry Adjustment		$ -
	Adjusted Aggregate Mortgage Loan Amount (A + B + C + D) - Z		$ 2,362,144,872.06

Results of Asset Coverage Test	
Adjusted Aggregate Mortgage Loan Amount	$ 2,362,144,872.06
AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	$ 2,028,814,591.70
Excess/(Shortfall) over adjusted Mortgage Loan Amount	$ 333,330,280.36
ACT Test Pass or Fail	PASS
Asset Percentage	90.9%

Overcollateralisation	
Legislative	103.0%
Current Contractual Minimum (based on Asset Percentage)	110.0%
Current	16.4%

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.

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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	31-July-2026
Housing Loan Pool Size (AUD)	$ 2,515,257,591.13
Number of Loans (Consolidated)	7,332
Number of Loans (Unconsolidated)	7,878
Average Loan Balance (Unconsolidated)	$ 319,276.16
Maximum Loan Balance (Unconsolidated)	$ 1,889,000.00
Weighted Average Current Loan-to-Value Ratio (CLVR)	51.81%
Maximum Current Loan-to-Value Ratio (CLVR)	79.96%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio	39.17%
Weighted Average Seasoning (Months)	47
Weighted Average Remaining Term to Maturity (Months)	291
Maximum Remaining Term to Maturity (Months)	357
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	0.41%	1,247,961.55	0.05%
> 5%, up to and including 10%	108	1.37%	7,787,485.84	0.31%
> 10%, up to and including 15%	131	1.66%	14,853,438.55	0.59%
> 15%, up to and including 20%	185	2.35%	25,886,999.28	1.03%
> 20%, up to and including 25%	239	3.03%	44,412,908.60	1.77%
> 25%, up to and including 30%	330	4.19%	72,385,279.84	2.88%
> 30%, up to and including 35%	377	4.79%	92,739,070.50	3.69%
> 35%, up to and including 40%	459	5.83%	126,720,873.52	5.04%
> 40%, up to and including 45%	529	6.71%	148,282,463.19	5.90%
> 45%, up to and including 50%	597	7.58%	182,986,047.31	7.28%
> 50%, up to and including 55%	589	7.48%	189,086,879.54	7.52%
> 55%, up to and including 60%	667	8.47%	220,207,970.60	8.75%
> 60%, up to and including 65%	659	8.37%	234,323,953.33	9.32%
> 65%, up to and including 70%	791	10.04%	306,286,000.88	12.18%
> 70%, up to and including 75%	584	7.41%	233,531,924.39	9.28%
> 75%, up to and including 80%	1,423	18.06%	575,773,604.20	22.89%
> 80%, up to and including 85%	96	1.22%	22,909,516.62	0.91%
> 85%, up to and including 90%	45	0.57%	9,988,275.44	0.40%
> 90%, up to and including 95%	37	0.47%	5,846,937.95	0.23%
> 95%, up to and including 100%	0	0.00%	-	0.00%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	526	6.68%	8,285,483.87	0.33%
> 5%, up to and including 10%	383	4.86%	29,289,412.62	1.16%
> 10%, up to and including 15%	375	4.76%	45,186,160.47	1.80%
> 15%, up to and including 20%	351	4.46%	58,119,115.51	2.31%
> 20%, up to and including 25%	434	5.51%	95,753,315.41	3.81%
> 25%, up to and including 30%	483	6.13%	122,132,118.18	4.86%
> 30%, up to and including 35%	460	5.84%	140,540,199.59	5.59%
> 35%, up to and including 40%	528	6.70%	169,186,707.57	6.73%
> 40%, up to and including 45%	556	7.06%	188,595,600.08	7.50%
> 45%, up to and including 50%	597	7.58%	227,128,781.01	9.03%
> 50%, up to and including 55%	549	6.97%	207,676,369.76	8.26%
> 55%, up to and including 60%	570	7.24%	239,187,808.66	9.51%
> 60%, up to and including 65%	549	6.97%	238,104,300.22	9.47%
> 65%, up to and including 70%	553	7.02%	259,353,271.54	10.31%
> 70%, up to and including 75%	564	7.16%	275,923,291.67	10.97%
> 75%, up to and including 80%	400	5.08%	210,795,654.97	8.38%
> 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	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	781	10.65%	24,004,136.73	0.95%
> 5%, up to and including 10%	565	7.71%	63,248,468.20	2.51%
> 10%, up to and including 15%	560	7.64%	105,209,547.07	4.18%
> 15%, up to and including 20%	617	8.42%	154,892,508.27	6.16%
> 20%, up to and including 25%	614	8.37%	194,256,873.01	7.72%
> 25%, up to and including 30%	594	8.10%	223,533,452.86	8.89%
> 30%, up to and including 35%	663	9.04%	258,706,135.37	10.29%
> 35%, up to and including 40%	673	9.18%	302,419,917.39	12.02%
> 40%, up to and including 45%	567	7.73%	259,051,864.12	10.30%
> 45%, up to and including 50%	517	7.05%	252,787,090.31	10.05%
> 50%, up to and including 55%	397	5.41%	210,888,412.69	8.38%
> 55%, up to and including 60%	277	3.78%	160,584,628.06	6.38%
> 60%, up to and including 65%	231	3.15%	136,170,290.12	5.41%
> 65%, up to and including 70%	169	2.30%	105,671,086.53	4.20%
> 70%, up to and including 75%	82	1.12%	48,502,457.43	1.93%
> 75%, up to and including 80%	24	0.33%	14,497,009.51	0.58%
> 80%, up to and including 85%	1	0.01%	833,712.99	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	**7,332**	**100.00%**	**2,515,257,590.66**	**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%	5,743	72.90%	1,989,007,914.60	79.08%
> 6.35%, up to and including 6.60%	1,153	14.64%	354,527,432.90	14.10%
> 6.60%, up to and including 6.85%	323	4.10%	92,202,890.50	3.67%
> 6.85%, up to and including 7.10%	157	1.99%	34,211,525.67	1.36%
> 7.10%, up to and including 7.35%	140	1.78%	17,490,047.38	0.70%
> 7.35%, up to and including 7.60%	104	1.32%	6,640,374.51	0.26%
> 7.60%, up to and including 7.85%	48	0.61%	4,916,710.43	0.20%
> 7.85%, up to and including 8.10%	42	0.53%	3,642,347.60	0.14%
> 8.10%, up to and including 8.35%	59	0.75%	4,530,840.27	0.18%
> 8.35%, up to and including 8.60%	19	0.24%	985,551.72	0.04%
> 8.60%, up to and including 8.85%	43	0.55%	2,861,714.95	0.11%
> 8.85%, up to and including 9.10%	16	0.20%	1,409,985.32	0.06%
> 9.10%, up to and including 9.35%	17	0.22%	2,372,324.68	0.09%
> 9.35%, up to and including 9.60%	12	0.15%	361,150.28	0.01%
> 9.60%, up to and including 9.85%	1	0.01%	57,629.50	0.00%
> 9.85%	1	0.01%	39,150.82	0.00%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	7,480	94.95%	2,369,927,217.50	94.22%
Fixed	398	5.05%	145,330,373.63	5.78%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	7,480	94.95%	2,369,927,217.50	94.22%
Up to an including 1 year	193	2.45%	65,734,727.81	2.61%
> 1 year, up to and including 2 years	179	2.27%	70,429,562.05	2.80%
> 2 years, up to and including 3 years	25	0.32%	8,699,093.74	0.35%
> 3 years, up to and including 4 years	0	0.00%	-	0.00%
> 4 years, up to and including 5 years	1	0.01%	466,990.03	0.02%
Total Fixed	398	5.05%	145,330,373.63	5.78%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**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	1,256	17.13%	53,868,457.14	2.14%
> A$100,000, up to and including A$200,000	1,115	15.21%	168,371,192.10	6.69%
> A$200,000, up to and including A$300,000	1,322	18.03%	331,886,457.19	13.19%
> A$300,000, up to and including A$400,000	1,214	16.56%	423,717,078.28	16.85%
> A$400,000, up to and including A$500,000	893	12.18%	401,038,025.51	15.94%
> A$500,000, up to and including A$600,000	543	7.41%	296,114,664.08	11.77%
> A$600,000, up to and including A$700,000	340	4.64%	219,450,433.07	8.72%
> A$700,000, up to and including A$800,000	222	3.03%	165,563,645.46	6.58%
> A$800,000, up to and including A$900,000	138	1.88%	116,527,084.82	4.63%
> A$900,000, up to and including A$1,000,000	86	1.17%	81,401,134.97	3.24%
> A$1,000,000, up to and including A$1,250,000	118	1.61%	132,748,089.34	5.28%
> A$1,250,000, up to and including A$1,500,000	57	0.78%	78,014,895.55	3.10%
> A$1,500,000, up to and including A$1,750,000	21	0.29%	33,744,832.28	1.34%
> A$1,750,000, up to and including A$2,000,000	7	0.10%	12,811,601.34	0.51%
> A$2,000,000	0	0.00%	-	0.00%
TOTAL	**7,332**	**100.00%**	**2,515,257,591.13**	**100.00%**

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	4,506	57.20%	1,314,711,043.13	52.27%
New South Wales & Australian Capital Territory	1,379	17.50%	535,593,204.78	21.29%
Victoria	898	11.40%	331,559,879.16	13.18%
South Australia	192	2.44%	65,381,867.89	2.60%
Western Australia	797	10.12%	234,750,736.13	9.33%
Tasmania	68	0.86%	22,947,404.64	0.91%
Northern Territory	38	0.48%	10,313,455.40	0.41%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	4,762	60.45%	1,649,498,409.92	65.58%
Non Metropolitan	3,052	38.74%	841,651,062.59	33.46%
Inner City	64	0.81%	24,108,118.62	0.96%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	7,494	95.13%	2,340,442,366.20	93.05%
Interest Only	384	4.87%	174,815,224.93	6.95%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	7,494	95.13%	2,340,442,366.20	93.05%
Interest Only Loans: Up to and including 1 yr	88	1.12%	39,708,195.76	1.58%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	158	2.01%	67,933,966.07	2.70%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	91	1.16%	40,567,840.80	1.61%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	20	0.25%	11,508,983.20	0.46%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	27	0.34%	15,096,239.10	0.60%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	5,399	68.53%	1,653,300,326.49	65.73%
Investment	2,479	31.47%	861,957,264.64	34.27%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	7,878	100.00%	2,515,257,591.13	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	125	1.59%	51,619,151.31	2.05%
> 6 months, up to and including 12 months	544	6.91%	228,816,336.93	9.10%
> 12 months, up to and including 18 months	225	2.86%	98,190,305.35	3.90%
> 18 months, up to and including 24 months	110	1.40%	51,128,217.13	2.03%
> 24 months, up to and including 30 months	107	1.36%	42,303,299.01	1.68%
> 30 months, up to and including 36 months	1,496	18.99%	525,836,830.48	20.91%
> 36 months, up to and including 48 months	2,539	32.23%	906,726,910.49	36.05%
> 48 months, up to and including 60 months	841	10.68%	300,661,290.14	11.95%
> 60 months	1,891	24.00%	309,975,250.29	12.32%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	113	1.43%	3,213,766.72	0.13%
> 5 years, up to and including 6 years	37	0.47%	2,328,966.82	0.09%
> 6 years, up to and including 7 years	71	0.90%	4,985,413.54	0.20%
> 7 years, up to and including 8 years	81	1.03%	4,918,198.97	0.20%
> 8 years, up to and including 9 years	62	0.79%	6,032,519.03	0.24%
> 9 years, up to and including 10 years	90	1.14%	9,400,405.61	0.37%
> 10 years, up to and including 15 years	990	12.57%	134,978,414.66	5.37%
> 15 years, up to and including 20 years	1,293	16.41%	283,228,309.67	11.26%
> 20 years, up to and including 25 years	1,177	14.94%	412,676,949.52	16.41%
> 25 years, up to and including 30 years	3,964	50.32%	1,653,494,646.59	65.74%
> 30 years	0	0.00%	-	0.00%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	7,128	90.48%	2,425,084,580.87	96.41%
QBE LMI	710	9.01%	86,923,979.95	3.46%
Helia	40	0.51%	3,249,030.31	0.13%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	7,781	98.77%	2,480,524,151.22	98.62%
> 1 day, up to and including 31 days	91	1.16%	32,795,396.79	1.30%
> 31 days, up to and including 61 days	6	0.08%	1,938,043.12	0.08%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	**7,878**	**100.00%**	**2,515,257,591.13**	**100.00%**

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