BOQ Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-August-2024
Calculation Period End Date	31-August-2024
Trust Payment Date	23-September-2024

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

Covera	ige Test			
Α	Calculation of Adjusted Aggregate Mortgage Loan Balance Amount The lower of: (i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts (ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	3,891,294,562.67 3,536,521,632.60	\$	3,536,521,632
В	Aggregate Amount of any Proceeds of any Intercompany Notes and/or any Demawhich have not been applied as at the Collection Period	and Notes	\$	
С	Aggregate Principal Balance of any Substitution Assets and Authorised Investment as at the Collection Period	nts	\$	
D	Aggregate amount of Principal Collections standing to the credit of GIC account a applied in accordance with the applicable Priority of Payments	and not	\$	109,831,087
Z	Negative Carry Adjustment		\$	
	Adjusted Aggregate Mortgage Loan Amount (A + B + C + D) - Z		\$	3,646,352,719
	Results of Asset Coverage Test Adjusted Aggregate Mortgage Loan Amount AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered E Excess/(Shortfall) over adjusted Mortgage Loan Amount ACT Test Pass or Fail Asset Percentage	Bonds	\$ \$ \$	3,646,352,719 2,746,465,000 899,887,719 PASS 90.9%
	Overcollateralisation Legislative Current Contractual Minimum (based on Asset Percentage) Current			103.0% 110.0% 32.8%
	Indexation Indexation is applied to each residential loan based on the loan's approval date t 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.	33 3	LVR	Adjusted Mortg

Bonds	Issue Date	Maturity Date	ISIN
Series 2017-1	10-July-2017	22-July-2022	XS1640827843
Series 2019-1	04-June-2019	04-June-2024	XS2003420465
Series 2020-1	14-May-2020	14-May-2025	AU3FN0054086
Series 2022-1	09-June-2022	09-June-2027	XS2489398185
Series 2023-1	09-May-2023	09-May-2028	AU3FN0077798

Bonds	Issue Amount	Issue Amount AUD \$	Exchange Rate	Fixed/Floating	Coupon Frequency	Coupon Rate
Series 2017-1	€ 500,000,000	\$743,580,000	1.48716000000	Fixed	Annually	0.5000
Series 2019-1	€ 500,000,000	\$810,770,000	1.62154000000	Fixed	Annually	0.1250
Series 2020-1	A\$750,000,000	\$950,000,000	1.00000000000	Floating	Quarterly	1.0700
Series 2022-1	€ 600,000,000	\$896,465,000	1.49410833333	Fixed	Annually	1.8390
Series 2023-1	A\$900,000,000	\$900,000,000	1.00000000000	Floating	Annually	1.2000

Covered Bond Pool Summary	31-August-2024	
Housing Loan Pool Size (AUD)		\$ 3,893,984,693.63
Number of Loans (Consolidated)		13,252
Number of Loans (Unconsolidated)		14,915
Average Loan Balance (Unconsolidated)		\$ 261,078.42
Maximum Loan Balance (Unconsolidated)		\$ 1,838,361.17
Weighted Average Current Loan-to-Value Rat	io (CLVR)	50.41%
Maximum Current Loan-to-Value Ratio (CLVR		79.24%
Weighted Average Consolidated Indexed Curr	ent Loan-to-Value Ratio	37.14%
Weighted Average Seasoning (Months)		58
Weighted Average Remaining Term to Maturi	ty (Months)	280
Maximum Remaining Term to Maturity (Mon	ths)	360
Weighted Average Mortgage Rate		6.23%

	Number of	%	Current Balance	%
Original Loan to Value (LVR) - Unconsolidated	Loans	By Number	Outstanding	By Balance
Up to and including 5%	54	0.36%	1,336,587.42	0.03%
> 5%, up to and including 10%	145	0.97%	10,158,930.00	0.26%
> 10%, up to and including 15%	203	1.36%	16,319,895.88	0.42%
> 15%, up to and including 20%	299	2.00%	38,511,632.65	0.99%
> 20%, up to and including 25%	376	2.52%	55,422,532.77	1.42%
> 25%, up to and including 30%	500	3.35%	92,600,275.30	2.38%
> 30%, up to and including 35%	592	3.97%	122,507,873.90	3.15%
> 35%, up to and including 40%	731	4.90%	166,006,331.01	4.26%
> 40%, up to and including 45%	843	5.65%	201,515,238.56	5.18%
> 45%, up to and including 50%	1,002	6.72%	255,642,215.09	6.57%
> 50%, up to and including 55%	1,113	7.46%	311,616,845.09	8.00%
> 55%, up to and including 60%	1,239	8.31%	349,309,336.99	8.97%
> 60%, up to and including 65%	1,127	7.56%	321,723,599.58	8.26%
> 65%, up to and including 70%	1,530	10.26%	463,710,959.56	11.91%
> 70%, up to and including 75%	1,334	8.94%	416,351,831.26	10.69%
> 75%, up to and including 80%	3,171	21.26%	947,786,738.38	24.34%
> 80%, up to and including 85%	349	2.34%	66,543,611.39	1.71%
> 85%, up to and including 90%	112	0.75%	22,063,215.99	0.57%
> 90%, up to and including 95%	96	0.64%	19,816,507.28	0.51%
> 95%, up to and including 100%	99	0.66%	15,040,535.53	0.39%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Current Loan to Value (CLVR) - Unconsolidated	Loans	By Number	Outstanding	By Balance
Up to and including 5%	1,378	9.24%	15,374,139.58	0.39%
> 5%, up to and including 10%	587	3.94%	39,683,679.34	1.02%
> 10%, up to and including 15%	666	4.47%	70,435,821.81	1.81%
> 15%, up to and including 20%	689	4.62%	103,764,805.94	2.66%
> 20%, up to and including 25%	784	5.26%	149,542,343.93	3.84%
> 25%, up to and including 30%	897	6.01%	201,308,908.16	5.17%
> 30%, up to and including 35%	905	6.07%	223,971,642.76	5.75%
> 35%, up to and including 40%	966	6.48%	268,161,594.53	6.89%
> 40%, up to and including 45%	991	6.64%	287,380,403.19	7.38%
> 45%, up to and including 50%	1,159	7.77%	369,032,919.77	9.48%
> 50%, up to and including 55%	1,125	7.54%	374,675,801.47	9.62%
> 55%, up to and including 60%	1,165	7.81%	399,877,609.80	10.27%
> 60%, up to and including 65%	1,197	8.03%	435,310,854.58	11.18%
> 65%, up to and including 70%	1,177	7.89%	446,599,899.11	11.47%
> 70%, up to and including 75%	1,175	7.88%	487,416,898.85	12.52%
> 75%, up to and including 80%	54	0.36%	21,447,370.81	0.55%
> 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	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Current Indexed Loan to Value (CLVR) - Consolidated	Loans	By Number	Outstanding	By Balance
Up to and including 5%	1,635	12.34%	31,249,479.12	0.80%
> 5%, up to and including 10%	918	6.93%	94,810,069.27	2.43%
> 10%, up to and including 15%	1,038	7.84%	173,905,425.48	4.47%
> 15%, up to and including 20%	1,086	8.20%	250,381,326.57	6.43%
> 20%, up to and including 25%	1,155	8.72%	316,890,133.66	8.14%
> 25%, up to and including 30%	1,159	8.75%	369,874,534.82	9.50%
> 30%, up to and including 35%	1,222	9.22%	438,491,981.70	11.26%
> 35%, up to and including 40%	1,277	9.64%	488,196,801.28	12.54%
> 40%, up to and including 45%	1,161	8.76%	484,057,632.86	12.43%
> 45%, up to and including 50%	1,024	7.73%	451,296,473.12	11.59%
> 50%, up to and including 55%	733	5.53%	346,338,479.12	8.89%
> 55%, up to and including 60%	468	3.53%	241,481,772.19	6.20%
> 60%, up to and including 65%	239	1.80%	129,764,842.05	3.33%
> 65%, up to and including 70%	114	0.86%	65,025,894.46	1.67%
> 70%, up to and including 75%	16	0.12%	11,703,895.64	0.30%
> 75%, up to and including 80%	2	0.02%	515,944.74	0.01%
> 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	13,247	100.00%	3,893,984,686.08	100.00%

^{*} Based on quarterly data provided by CoreLogic

	Number of	%	Current Balance	%
Mortgage Pool by Mortgage Loan Interest Rate	Loans	By Number	Outstanding	By Balance
Up to and including 6.35%	7,059	47.33%	2,216,365,990.69	56.92%
> 6.35%, up to and including 6.60%	3,436	23.04%	926,735,337.79	23.80%
> 6.60%, up to and including 6.85%	1,290	8.65%	294,489,046.15	7.56%
> 6.85%, up to and including 7.10%	928	6.22%	184,719,723.53	4.74%
> 7.10%, up to and including 7.35%	722	4.84%	114,252,365.18	2.93%
> 7.35%, up to and including 7.60%	515	3.45%	72,521,739.63	1.86%
> 7.60%, up to and including 7.85%	232	1.56%	30,144,464.02	0.77%
> 7.85%, up to and including 8.10%	184	1.23%	16,540,326.24	0.42%
> 8.10%, up to and including 8.35%	229	1.54%	13,766,862.15	0.35%
> 8.35%, up to and including 8.60%	60	0.40%	5,971,653.55	0.15%
> 8.60%, up to and including 8.85%	120	0.80%	8,387,191.82	0.22%
> 8.85%, up to and including 9.10%	51	0.34%	4,025,880.33	0.10%
> 9.10%, up to and including 9.35%	46	0.31%	4,394,545.49	0.11%
> 9.35%, up to and including 9.60%	38	0.25%	1,585,524.49	0.04%
> 9.60%, up to and including 9.85%	3	0.02%	75,062.28	0.00%
> 9.85%	2	0.01%	8,980.29	0.00%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Interest Rate Type	Loans	By Number	Outstanding	By Balance
Variable	13,932	93.41%	3,588,056,384.43	92.14%
Fixed	983	6.59%	305,928,309.20	7.86%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Interest Option	Loans	By Number	Outstanding	By Balance
Total Variable	13,932	93.41%	3,588,056,384.43	92.14%
Up to an including 1 year	668	4.48%	212,564,589.00	5.46%
> 1 year, up to and including 2 years	265	1.78%	80,049,515.55	2.06%
> 2 years, up to and including 3 years	50	0.34%	13,314,204.65	0.34%
> 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	983	6.59%	305,928,309.20	7.86%
TOTAL	14.915	100.00%	3.893.984.693.63	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Consolidated Loan Balance	Loans	By Number	Outstanding	By Balance
Up to an including A\$100,000	2,745	20.72%	103,678,115.41	2.66%
> A\$100,000, up to and including A\$200,000	2,408	18.17%	365,809,785.66	9.39%
> A\$200,000, up to and including A\$300,000	2,691	20.31%	674,149,095.21	17.31%
> A\$300,000, up to and including A\$400,000	2,063	15.57%	716,792,678.74	18.41%
> A\$400,000, up to and including A\$500,000	1,391	10.50%	620,778,509.93	15.94%
> A\$500,000, up to and including A\$600,000	738	5.57%	401,853,585.68	10.32%
> A\$600,000, up to and including A\$700,000	476	3.59%	308,015,720.14	7.91%
> A\$700,000, up to and including A\$800,000	234	1.77%	174,589,558.63	4.48%
> A\$800,000, up to and including A\$900,000	173	1.31%	146,479,470.38	3.76%
> A\$900,000, up to and including A\$1,000,000	101	0.76%	95,260,220.13	2.45%
> A\$1,000,000, up to and including A\$1,250,000	141	1.06%	156,785,941.77	4.03%
> A\$1,250,000, up to and including A\$1,500,000	53	0.40%	71,980,643.91	1.85%
> A\$1,500,000, up to and including A\$1,750,000	29	0.22%	46,702,331.38	1.20%
> A\$1,750,000, up to and including A\$2,000,000	6	0.05%	11,109,036.66	0.29%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	13,249	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Geographic Distribution	Loans	By Number	Outstanding	By Balance
Queensland	8,127	54.49%	1,853,758,728.15	47.61%
New South Wales & Australian Capital Territory	3,103	20.80%	992,740,344.78	25.49%
Victoria	1,856	12.44%	590,727,542.85	15.17%
South Australia	326	2.19%	89,261,456.19	2.29%
Western Australia	1,247	8.36%	305,226,398.53	7.84%
Tasmania	180	1.21%	43,193,109.38	1.11%
Northern Territory	76	0.51%	19,077,113.75	0.49%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Mortgage Pool by Region	Loans	By Number	Outstanding	By Balance
Metropolitan	9,051	60.68%	2,572,802,257.44	66.07%
Non Metropolitan	5,744	38.51%	1,288,873,600.87	33.10%
Inner City	120	0.80%	32,308,835.32	0.83%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Repayment Type	Loans	By Number	Outstanding	By Balance
Principal & Interest	14,284	95.77%	3,652,499,460.39	93.80%
Interest Only	631	4.23%	241,485,233.24	6.20%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Interest Only Remaining Term	Loans	By Number	Outstanding	By Balance
Principal & Interest (Amortising)	14,284	95.77%	3,652,499,460.39	93.80%
Interest Only Loans: Up to and including 1 yr	159	1.07%	60,445,571.42	1.55%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	130	0.87%	48,699,221.13	1.25%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	287	1.92%	111,930,241.70	2.87%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	30	0.20%	9,776,642.58	0.25%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	25	0.17%	10,633,556.41	0.27%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Occupancy Type	Loans	By Number	Outstanding	By Balance
Owner Occupied	10,495	70.37%	2,650,720,638.19	68.07%
Investment	4,420	29.63%	1,243,264,055.44	31.93%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Loan Documentation Type	Loans	By Number	Outstanding	By Balance
Full Documentation	14,915	100.00%	3,893,984,693.63	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Seasoning Distribution	Loans	By Number	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	0	0.00%	-	0.00%
> 18 months, up to and including 24 months	0	0.00%	-	0.00%
> 24 months, up to and including 30 months	1,566	10.50%	552,533,266.48	14.19%
> 30 months, up to and including 36 months	2,806	18.81%	901,618,966.26	23.15%
> 36 months, up to and including 48 months	3,358	22.51%	1,023,004,318.98	26.27%
> 48 months, up to and including 60 months	1,281	8.59%	373,108,502.35	9.58%
> 60 months	5,904	39.58%	1,043,719,639.56	26.80%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Remaining Term	Loans	By Number	Outstanding	By Balance
Up to an including 5 years	182	1.22%	4,566,739.20	0.12%
> 5 years, up to and including 6 years	53	0.36%	2,634,296.48	0.07%
> 6 years, up to and including 7 years	107	0.72%	7,080,252.28	0.18%
> 7 years, up to and including 8 years	157	1.05%	11,971,983.70	0.31%
> 8 years, up to and including 9 years	127	0.85%	12,131,187.85	0.31%
> 9 years, up to and including 10 years	141	0.95%	14,153,128.76	0.36%
> 10 years, up to and including 15 years	1,952	13.09%	247,376,416.88	6.35%
> 15 years, up to and including 20 years	3,201	21.46%	621,797,492.45	15.97%
> 20 years, up to and including 25 years	3,060	20.52%	863,335,723.89	22.17%
> 25 years, up to and including 30 years	5,935	39.79%	2,108,937,472.14	54.16%
> 30 years	0	0.00%	-	0.00%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Mortgage Insurer	Loans	By Number	Outstanding	By Balance
No LMI	14,562	97.63%	3,853,240,664.93	98.95%
QBE LMI	348	2.33%	39,661,222.21	1.02%
Helia	5	0.03%	1,082,806.49	0.03%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

	Number of	%	Current Balance	%
Arrears Days	Loans	By Number	Outstanding	By Balance
Current	14,793	99.18%	3,853,169,787.75	98.95%
> 1 day, up to and including 31 days	117	0.78%	38,778,721.62	1.00%
> 31 days, up to and including 61 days	5	0.03%	2,036,184.26	0.05%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	14,915	100.00%	3,893,984,693.63	100.00%

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