

BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-November-2020
Calculation Period End Date	30-November-2020
Trust Payment Date	22-December-2020

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
	3,299,586,990.51
	<u>3,005,532,542.13</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
	<u>\$ 3,080,106,272.21</u>
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
	\$ 3,080,106,272.21
	\$ 2,304,350,000.00
	\$ 775,756,272.21
	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
Series 2019-1	04-June-2019	04-June-2024	XS2003420465	500,000,000.00	\$810,770,000.00	0.6166977071	Annually	0.13
Series 2020-1	14-May-2020	14-May-2025	AU3FN0054086	A\$750,000,000.00	\$750,000,000.00	1.00000000000	Quarterly	1.07

Covered Bond Pool Summary		30-November-2020	
Housing Loan Pool Size (AUD)		\$	3,316,127,599.35
Number of Loans (Consolidated)			10,842
Number of Loans (Unconsolidated)			13,060
Average Loan Balance (Unconsolidated)		\$	253,914.82
Maximum Loan Balance (Unconsolidated)		\$	1,999,999.62
Weighted Average Current Loan-to-Value Ratio (CLVR)			56.71%
Maximum Current Loan-to-Value Ratio (CLVR)			82.16%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio			53.04%
Weighted Average Seasoning (Months)			55
Weighted Average Remaining Term to Maturity (Months)			286
Maximum Remaining Term to Maturity (Months)			360
Weighted Average Mortgage Rate			3.37%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	38	0.29%	909,762.03	0.03%
> 5%, up to and including 10%	81	0.62%	3,613,135.39	0.11%
> 10%, up to and including 15%	126	0.96%	8,401,939.75	0.25%
> 15%, up to and including 20%	209	1.60%	23,442,508.57	0.71%
> 20%, up to and including 25%	264	2.02%	30,779,855.36	0.93%
> 25%, up to and including 30%	312	2.39%	50,336,914.07	1.52%
> 30%, up to and including 35%	389	2.98%	77,691,277.73	2.34%
> 35%, up to and including 40%	531	4.07%	99,457,808.75	3.00%
> 40%, up to and including 45%	600	4.59%	130,103,241.09	3.92%
> 45%, up to and including 50%	715	5.47%	165,419,497.77	4.99%
> 50%, up to and including 55%	750	5.74%	191,487,997.54	5.77%
> 55%, up to and including 60%	918	7.03%	222,584,526.34	6.71%
> 60%, up to and including 65%	928	7.11%	259,145,385.75	7.81%
> 65%, up to and including 70%	1,238	9.48%	341,129,943.01	10.29%
> 70%, up to and including 75%	1,218	9.33%	339,297,093.88	10.23%
> 75%, up to and including 80%	3,480	26.65%	1,082,839,212.85	32.65%
> 80%, up to and including 85%	791	6.06%	184,057,263.27	5.55%
> 85%, up to and including 90%	280	2.14%	64,746,540.20	1.95%
> 90%, up to and including 95%	168	1.29%	36,549,053.47	1.10%
> 95%, up to and including 100%	24	0.18%	4,134,642.53	0.12%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	582	4.46%	6,207,788.15	0.19%
> 5%, up to and including 10%	428	3.28%	22,501,567.96	0.68%
> 10%, up to and including 15%	409	3.13%	35,269,744.80	1.06%
> 15%, up to and including 20%	434	3.32%	55,324,213.15	1.67%
> 20%, up to and including 25%	507	3.88%	80,959,244.41	2.44%
> 25%, up to and including 30%	644	4.93%	116,233,622.28	3.51%
> 30%, up to and including 35%	675	5.17%	145,162,988.81	4.38%
> 35%, up to and including 40%	751	5.75%	168,330,864.27	5.08%
> 40%, up to and including 45%	810	6.20%	197,080,858.32	5.94%
> 45%, up to and including 50%	909	6.96%	243,573,880.73	7.35%
> 50%, up to and including 55%	934	7.15%	254,911,470.97	7.69%
> 55%, up to and including 60%	1,038	7.95%	299,164,223.12	9.02%
> 60%, up to and including 65%	1,057	8.09%	316,817,927.65	9.55%
> 65%, up to and including 70%	1,359	10.41%	433,033,229.35	13.06%
> 70%, up to and including 75%	1,331	10.19%	460,005,226.30	13.87%
> 75%, up to and including 80%	1,165	8.92%	470,761,646.53	14.20%
> 80%, up to and including 85%	27	0.21%	10,789,102.55	0.33%
> 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	13,060	100.00%	3,316,127,599.35	100.00%

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 5%	658	6.07%	10,136,552.56	0.31%
> 5%, up to and including 10%	493	4.55%	31,529,234.35	0.95%
> 10%, up to and including 15%	423	3.90%	53,211,664.87	1.60%
> 15%, up to and including 20%	528	4.87%	82,360,731.78	2.48%
> 20%, up to and including 25%	567	5.23%	114,054,602.18	3.44%
> 25%, up to and including 30%	622	5.74%	147,922,373.75	4.46%
> 30%, up to and including 35%	670	6.18%	186,255,785.54	5.62%
> 35%, up to and including 40%	675	6.23%	204,438,655.72	6.16%
> 40%, up to and including 45%	711	6.56%	230,586,039.14	6.95%
> 45%, up to and including 50%	782	7.21%	284,884,593.09	8.59%
> 50%, up to and including 55%	798	7.36%	289,899,642.23	8.74%
> 55%, up to and including 60%	770	7.10%	293,098,658.43	8.84%
> 60%, up to and including 65%	718	6.62%	291,427,077.26	8.79%
> 65%, up to and including 70%	774	7.14%	340,369,335.10	10.26%
> 70%, up to and including 75%	894	8.25%	406,679,652.90	12.26%
> 75%, up to and including 80%	737	6.80%	339,389,291.83	10.23%
> 80%, up to and including 85%	21	0.19%	9,339,873.79	0.28%
> 85%, up to and including 90%	1	0.01%	543,833.70	0.02%
> 90%, up to and including 95%	0	0.00%	-	0.00%
> 95%, up to and including 100%	0	0.00%	-	0.00%
TOTAL	10,842	100.00%	3,316,127,598.22	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 2.25%	35	0.27%	13,406,928.05	0.40%
> 2.25%, up to and including 2.50%	229	1.75%	82,864,339.21	2.50%
> 2.50%, up to and including 2.75%	385	2.95%	135,649,070.45	4.09%
> 2.75%, up to and including 3.00%	2,115	16.19%	653,431,703.46	19.70%
> 3.00%, up to and including 3.25%	2,524	19.33%	753,906,162.53	22.73%
> 3.25%, up to and including 3.50%	2,694	20.63%	673,357,583.95	20.31%
> 3.50%, up to and including 3.75%	1,342	10.28%	292,638,034.15	8.82%
> 3.75%, up to and including 4.00%	1,496	11.45%	303,174,811.21	9.14%
> 4.00%, up to and including 4.25%	426	3.26%	95,166,292.19	2.87%
> 4.25%, up to and including 4.50%	929	7.11%	188,426,967.97	5.68%
> 4.50%, up to and including 4.75%	424	3.25%	55,467,540.45	1.67%
> 4.75%, up to and including 5.00%	187	1.43%	36,772,861.73	1.11%
> 5.00%, up to and including 5.25%	240	1.84%	27,471,703.86	0.83%
> 5.25%, up to and including 5.50%	19	0.15%	3,042,611.85	0.09%
> 5.50%, up to and including 5.75%	1	0.01%	59,800.29	0.00%
> 5.75%	14	0.11%	1,291,188.00	0.04%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Interest Rate Type	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Variable	11,028	84.44%	2,652,386,147.31	79.98%
Fixed	2,032	15.56%	663,741,452.04	20.02%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Mortgage Pool by Interest Option	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Total Variable	11,028	84.44%	2,652,386,147.31	79.98%
Up to an including 1 year	824	6.31%	238,420,984.29	7.19%
> 1 year, up to and including 2 years	913	6.99%	325,356,177.95	9.81%
> 2 years, up to and including 3 years	295	2.26%	99,964,289.80	3.01%
> 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	2,032	15.56%	663,741,452.04	20.02%
TOTAL	13,060	100.00%	3,316,127,599.35	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	1,745	16.09%	78,504,742.54	2.37%
> A\$100,000, up to and including A\$200,000	2,030	18.72%	309,667,160.76	9.34%
> A\$200,000, up to and including A\$300,000	2,396	22.10%	597,673,760.74	18.02%
> A\$300,000, up to and including A\$400,000	1,857	17.13%	644,055,431.63	19.42%
> A\$400,000, up to and including A\$500,000	1,109	10.23%	495,432,422.22	14.94%
> A\$500,000, up to and including A\$600,000	675	6.23%	370,092,572.37	11.16%
> A\$600,000, up to and including A\$700,000	408	3.76%	264,003,040.35	7.96%
> A\$700,000, up to and including A\$800,000	256	2.36%	190,510,532.75	5.74%
> A\$800,000, up to and including A\$900,000	162	1.49%	137,400,823.72	4.14%
> A\$900,000, up to and including A\$1,000,000	102	0.94%	96,322,175.62	2.90%
> A\$1,000,000, up to and including A\$1,250,000	56	0.52%	62,875,914.81	1.90%
> A\$1,250,000, up to and including A\$1,500,000	25	0.23%	34,433,421.36	1.04%
> A\$1,500,000, up to and including A\$1,750,000	16	0.15%	25,767,891.13	0.78%
> A\$1,750,000, up to and including A\$2,000,000	5	0.05%	9,387,709.35	0.28%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	10,842	100.00%	3,316,127,599.35	100.00%

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	7,703	58.98%	1,726,692,284.65	52.07%
New South Wales & Australian Capital Territory	2,484	19.02%	756,688,475.96	22.82%
Victoria	1,503	11.51%	474,151,167.12	14.30%
South Australia	146	1.12%	37,497,702.31	1.13%
Western Australia	1,018	7.79%	270,641,573.36	8.16%
Tasmania	152	1.16%	36,101,626.86	1.09%
Northern Territory	54	0.41%	14,354,769.09	0.43%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	7,795	59.69%	2,204,543,448.21	66.48%
Non Metropolitan	5,153	39.46%	1,079,740,989.54	32.56%
Inner City	112	0.86%	31,843,161.60	0.96%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	12,156	93.08%	2,983,152,386.51	89.96%
Interest Only	904	6.92%	332,975,212.84	10.04%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	12,156	93.08%	2,983,152,386.51	89.96%
Interest Only Loans: Up to and including 1 yr	417	3.19%	149,361,148.43	4.50%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	240	1.84%	90,541,610.34	2.73%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	129	0.99%	41,005,090.55	1.24%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	53	0.41%	23,688,105.88	0.71%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	65	0.50%	28,379,257.64	0.86%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	8,763	67.10%	2,123,358,602.62	64.03%
Investment	4,297	32.90%	1,192,768,996.73	35.97%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	13,060	100.00%	3,316,127,599.35	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	34	0.26%	7,503,733.93	0.23%
> 6 months, up to and including 12 months	1,053	8.06%	388,467,867.33	11.71%
> 12 months, up to and including 18 months	939	7.19%	345,951,732.37	10.43%
> 18 months, up to and including 24 months	635	4.86%	207,452,365.01	6.26%
> 24 months, up to and including 30 months	1,681	12.87%	481,119,710.14	14.51%
> 30 months, up to and including 36 months	1,136	8.70%	301,224,505.42	9.08%
> 36 months, up to and including 48 months	1,052	8.06%	273,224,605.73	8.24%
> 48 months, up to and including 60 months	676	5.18%	173,689,917.72	5.24%
> 60 months	5,854	44.82%	1,137,493,161.70	34.30%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	161	1.23%	3,471,871.61	0.10%
> 5 years, up to and including 6 years	45	0.34%	2,490,443.73	0.08%
> 6 years, up to and including 7 years	84	0.64%	5,279,483.72	0.16%
> 7 years, up to and including 8 years	123	0.94%	8,418,132.70	0.25%
> 8 years, up to and including 9 years	68	0.52%	6,362,991.51	0.19%
> 9 years, up to and including 10 years	94	0.72%	10,325,846.33	0.31%
> 10 years, up to and including 15 years	913	6.99%	123,813,314.15	3.73%
> 15 years, up to and including 20 years	2,861	21.91%	524,113,743.90	15.80%
> 20 years, up to and including 25 years	4,061	31.09%	1,011,188,463.15	30.49%
> 25 years, up to and including 30 years	4,650	35.60%	1,620,663,308.55	48.87%
> 30 years	0	0.00%	-	0.00%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	13,060	100.00%	3,316,127,599.35	100.00%
QBE LMI	0	0.00%	-	0.00%
Genworth	0	0.00%	-	0.00%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	12,902	98.79%	3,269,976,959.98	98.61%
> 1 day, up to and including 31 days	146	1.12%	41,941,060.84	1.26%
> 31 days, up to and including 61 days	12	0.09%	4,209,578.53	0.13%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	13,060	100.00%	3,316,127,599.35	100.00%

Bank of Queensland Contacts	
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