

BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-May-2022
Calculation Period End Date	31-May-2022
Trust Payment Date	22-June-2022

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
	\$ 4,309,857,699.03
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
	\$ 125,459,894.04
Z	Negative Carry Adjustment
	\$ -
	Adjusted Aggregate Mortgage Loan Amount
	(A + B + C + D) - Z
	\$ 4,435,317,593.07
Results of Asset Coverage Test	
	Adjusted Aggregate Mortgage Loan Amount
	\$ 4,435,317,593.07
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds
	\$ 3,200,815,000.00
	Excess/(Shortfall) over adjusted Mortgage Loan Amount
	\$ 1,234,502,593.07
	ACT Test Pass or Fail
	PASS
	Asset Percentage
	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
Series 2022-1	09-June-2022	09-June-2027	XS2489398185	€ 600,000,000.00	\$896,465,000.00	1.49410833333	Annually	1.84

Covered Bond Pool Summary		31-May-2022
Housing Loan Pool Size (AUD)		\$ 4,748,938,154.72
Number of Loans (Consolidated)		14,905
Number of Loans (Unconsolidated)		16,991
Average Loan Balance (Unconsolidated)		\$ 279,497.27
Maximum Loan Balance (Unconsolidated)		\$ 2,000,000.00
Weighted Average Current Loan-to-Value Ratio (CLVR)		56.13%
Maximum Current Loan-to-Value Ratio (CLVR)		81.70%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		44.39%
Weighted Average Seasoning (Months)		43
Weighted Average Remaining Term to Maturity (Months)		295
Maximum Remaining Term to Maturity (Months)		356
Weighted Average Mortgage Rate		3.01%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	59	0.35%	1,912,088.66	0.04%
> 5%, up to and including 10%	165	0.97%	9,360,450.20	0.20%
> 10%, up to and including 15%	202	1.19%	17,565,335.99	0.37%
> 15%, up to and including 20%	298	1.75%	36,538,854.28	0.77%
> 20%, up to and including 25%	397	2.34%	54,031,961.71	1.14%
> 25%, up to and including 30%	458	2.70%	87,309,985.28	1.84%
> 30%, up to and including 35%	588	3.46%	118,430,084.03	2.49%
> 35%, up to and including 40%	745	4.38%	159,872,271.60	3.37%
> 40%, up to and including 45%	826	4.86%	205,441,261.87	4.33%
> 45%, up to and including 50%	985	5.80%	260,991,883.72	5.50%
> 50%, up to and including 55%	1,006	5.92%	278,986,032.73	5.87%
> 55%, up to and including 60%	1,221	7.19%	344,567,401.13	7.26%
> 60%, up to and including 65%	1,173	6.90%	363,763,648.23	7.66%
> 65%, up to and including 70%	1,662	9.78%	528,763,176.32	11.13%
> 70%, up to and including 75%	1,494	8.79%	472,970,469.86	9.96%
> 75%, up to and including 80%	4,578	26.94%	1,564,125,615.61	32.94%
> 80%, up to and including 85%	606	3.57%	137,040,403.87	2.89%
> 85%, up to and including 90%	218	1.28%	47,652,623.45	1.00%
> 90%, up to and including 95%	146	0.86%	29,271,006.62	0.62%
> 95%, up to and including 100%	164	0.97%	30,343,599.56	0.64%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	985	5.80%	13,003,579.35	0.27%
> 5%, up to and including 10%	612	3.60%	36,111,896.29	0.76%
> 10%, up to and including 15%	618	3.64%	65,163,010.32	1.37%
> 15%, up to and including 20%	674	3.97%	89,684,617.91	1.89%
> 20%, up to and including 25%	726	4.27%	126,205,944.83	2.66%
> 25%, up to and including 30%	800	4.71%	172,801,375.71	3.64%
> 30%, up to and including 35%	923	5.43%	217,789,970.97	4.59%
> 35%, up to and including 40%	1,025	6.03%	260,292,786.53	5.48%
> 40%, up to and including 45%	999	5.88%	283,470,663.86	5.97%
> 45%, up to and including 50%	1,168	6.87%	346,480,920.06	7.30%
> 50%, up to and including 55%	1,108	6.52%	354,549,906.74	7.47%
> 55%, up to and including 60%	1,247	7.34%	418,418,033.13	8.81%
> 60%, up to and including 65%	1,383	8.14%	475,532,389.56	10.01%
> 65%, up to and including 70%	1,501	8.83%	544,257,111.23	11.46%
> 70%, up to and including 75%	1,469	8.65%	573,498,994.19	12.08%
> 75%, up to and including 80%	1,722	10.13%	759,330,176.05	15.99%
> 80%, up to and including 85%	31	0.18%	12,346,777.99	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	16,991	100.00%	4,748,938,154.72	100.00%

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 5%	1,182	7.93%	24,064,376.28	0.51%
> 5%, up to and including 10%	815	5.47%	71,194,209.82	1.50%
> 10%, up to and including 15%	857	5.75%	129,741,206.09	2.73%
> 15%, up to and including 20%	901	6.04%	183,667,658.71	3.87%
> 20%, up to and including 25%	1,037	6.96%	259,182,355.99	5.46%
> 25%, up to and including 30%	1,103	7.40%	327,300,849.39	6.89%
> 30%, up to and including 35%	1,135	7.61%	371,919,012.44	7.83%
> 35%, up to and including 40%	1,231	8.26%	439,818,955.30	9.26%
> 40%, up to and including 45%	1,146	7.69%	434,670,654.12	9.15%
> 45%, up to and including 50%	1,202	8.06%	504,433,747.12	10.62%
> 50%, up to and including 55%	1,223	8.21%	537,448,264.12	11.32%
> 55%, up to and including 60%	1,295	8.69%	589,976,356.74	12.42%
> 60%, up to and including 65%	937	6.29%	457,636,501.37	9.64%
> 65%, up to and including 70%	590	3.96%	293,508,403.15	6.18%
> 70%, up to and including 75%	213	1.43%	107,003,413.71	2.25%
> 75%, up to and including 80%	38	0.25%	17,372,188.87	0.37%
> 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	14,905	100.00%	4,748,938,153.22	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 2.35%	1,660	9.77%	586,355,352.37	12.35%
> 2.35%, up to and including 2.60%	670	3.94%	239,929,874.79	5.05%
> 2.60%, up to and including 2.85%	2,868	16.88%	957,203,771.39	20.16%
> 2.85%, up to and including 3.10%	4,276	25.17%	1,305,343,688.73	27.49%
> 3.10%, up to and including 3.35%	3,015	17.74%	805,262,324.40	16.96%
> 3.35%, up to and including 3.60%	1,698	9.99%	396,098,005.28	8.34%
> 3.60%, up to and including 3.85%	823	4.84%	181,963,908.66	3.83%
> 3.85%, up to and including 4.10%	494	2.91%	83,086,857.51	1.75%
> 4.10%, up to and including 4.35%	560	3.30%	68,171,026.40	1.44%
> 4.35%, up to and including 4.60%	236	1.39%	40,925,992.97	0.86%
> 4.60%, up to and including 4.85%	322	1.90%	35,851,104.17	0.75%
> 4.85%, up to and including 5.10%	119	0.70%	17,734,624.53	0.37%
> 5.10%, up to and including 5.35%	148	0.87%	22,948,007.11	0.48%
> 5.35%, up to and including 5.60%	86	0.51%	6,578,562.30	0.14%
> 5.60%, up to and including 5.85%	8	0.05%	1,006,200.42	0.02%
> 5.85%	8	0.05%	478,853.69	0.01%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Interest Rate Type	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Variable	15,172	89.29%	4,142,183,705.63	87.22%
Fixed	1,819	10.71%	606,754,449.09	12.78%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Mortgage Pool by Interest Option	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Total Variable	15,172	89.29%	4,142,183,705.63	87.22%
Up to an including 1 year	964	5.67%	329,647,657.69	6.94%
> 1 year, up to and including 2 years	614	3.61%	198,832,422.07	4.19%
> 2 years, up to and including 3 years	241	1.42%	78,274,369.33	1.65%
> 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	1,819	10.71%	606,754,449.09	12.78%
TOTAL	16,991	100.00%	4,748,938,154.72	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	2,439	16.36%	104,934,939.14	2.21%
> A\$100,000, up to and including A\$200,000	2,684	18.01%	408,643,710.06	8.60%
> A\$200,000, up to and including A\$300,000	3,131	21.01%	783,888,739.06	16.51%
> A\$300,000, up to and including A\$400,000	2,434	16.33%	845,450,562.11	17.80%
> A\$400,000, up to and including A\$500,000	1,673	11.22%	746,782,876.75	15.73%
> A\$500,000, up to and including A\$600,000	990	6.64%	541,589,102.40	11.40%
> A\$600,000, up to and including A\$700,000	567	3.80%	367,152,112.53	7.73%
> A\$700,000, up to and including A\$800,000	352	2.36%	262,434,358.58	5.53%
> A\$800,000, up to and including A\$900,000	197	1.32%	166,306,561.52	3.50%
> A\$900,000, up to and including A\$1,000,000	127	0.85%	119,979,552.84	2.53%
> A\$1,000,000, up to and including A\$1,250,000	170	1.14%	189,322,925.44	3.99%
> A\$1,250,000, up to and including A\$1,500,000	83	0.56%	113,365,326.19	2.39%
> A\$1,500,000, up to and including A\$1,750,000	39	0.26%	63,064,169.96	1.33%
> A\$1,750,000, up to and including A\$2,000,000	19	0.13%	36,023,218.14	0.76%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	14,905	100.00%	4,748,938,154.72	100.00%

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	9,603	56.52%	2,339,812,841.75	49.27%
New South Wales & Australian Capital Territory	3,421	20.13%	1,191,503,752.72	25.09%
Victoria	2,053	12.08%	705,504,273.09	14.86%
South Australia	289	1.70%	80,065,435.29	1.69%
Western Australia	1,358	7.99%	365,804,797.15	7.70%
Tasmania	188	1.11%	45,195,980.68	0.95%
Northern Territory	79	0.46%	21,051,074.04	0.44%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	9,964	58.64%	3,082,305,681.64	64.91%
Non Metropolitan	6,892	40.56%	1,627,008,517.99	34.26%
Inner City	135	0.79%	39,623,955.09	0.83%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	15,857	93.33%	4,284,215,796.89	90.21%
Interest Only	1,134	6.67%	464,722,357.83	9.79%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	15,857	93.33%	4,284,215,796.89	90.21%
Interest Only Loans: Up to and including 1 yr	347	2.04%	148,663,663.76	3.13%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	230	1.35%	92,097,310.34	1.94%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	162	0.95%	73,974,914.38	1.56%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	157	0.92%	56,218,480.73	1.18%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	238	1.40%	93,767,988.62	1.97%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	11,444	67.35%	3,057,606,880.20	64.39%
Investment	5,547	32.65%	1,691,331,274.52	35.61%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	16,991	100.00%	4,748,938,154.72	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	1,100	6.47%	417,796,406.89	8.80%
> 6 months, up to and including 12 months	2,191	12.90%	773,115,238.22	16.28%
> 12 months, up to and including 18 months	1,837	10.81%	635,363,291.00	13.38%
> 18 months, up to and including 24 months	1,412	8.31%	482,730,537.62	10.17%
> 24 months, up to and including 30 months	1,072	6.31%	386,161,896.08	8.13%
> 30 months, up to and including 36 months	799	4.70%	263,509,816.54	5.55%
> 36 months, up to and including 48 months	1,577	9.28%	428,169,460.42	9.02%
> 48 months, up to and including 60 months	1,298	7.64%	309,465,967.74	6.52%
> 60 months	5,705	33.58%	1,052,625,540.21	22.17%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	207	1.22%	6,484,203.65	0.14%
> 5 years, up to and including 6 years	91	0.54%	4,139,233.04	0.09%
> 6 years, up to and including 7 years	103	0.61%	6,481,111.75	0.14%
> 7 years, up to and including 8 years	65	0.38%	4,677,523.81	0.10%
> 8 years, up to and including 9 years	127	0.75%	11,747,761.11	0.25%
> 9 years, up to and including 10 years	171	1.01%	18,617,369.78	0.39%
> 10 years, up to and including 15 years	1,581	9.30%	214,994,308.65	4.53%
> 15 years, up to and including 20 years	3,373	19.85%	678,724,881.11	14.29%
> 20 years, up to and including 25 years	3,820	22.48%	1,017,537,171.78	21.43%
> 25 years, up to and including 30 years	7,453	43.86%	2,785,534,590.04	58.66%
> 30 years	0	0.00%	-	0.00%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	16,991	100.00%	4,748,938,154.72	100.00%
QBE LMI	0	0.00%	-	0.00%
Genworth	0	0.00%	-	0.00%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	16,792	98.83%	4,690,035,153.37	98.76%
> 1 day, up to and including 31 days	188	1.11%	56,874,607.87	1.20%
> 31 days, up to and including 61 days	11	0.06%	2,028,393.48	0.04%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	16,991	100.00%	4,748,938,154.72	100.00%

Bank of Queensland Contacts	
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