

BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-February-2023
Calculation Period End Date	28-February-2023
Trust Payment Date	22-March-2023

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:	\$ 4,570,865,255.61
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	5,020,348,511.17
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	<u>4,570,865,255.61</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	\$ 126,967,045.52
Z	Negative Carry Adjustment	\$ -
	Adjusted Aggregate Mortgage Loan Amount (A + B + C + D) - Z	<u>\$ 4,697,832,301.13</u>
Results of Asset Coverage Test		
	Adjusted Aggregate Mortgage Loan Amount	\$ 4,697,832,301.13
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	\$ 2,657,235,000.00
	Excess/(Shortfall) over adjusted Mortgage Loan Amount	\$ 2,040,597,301.13
	ACT Test Pass or Fail	PASS
	Asset Percentage	90.9%
Overcollateralisation		
	Legislative	103.0%
	Current Contractual Minimum (based on Asset Percentage)	110.0%
	Current	76.8%
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.		

BOND ISSUANCE

Bonds	Issue Date	Maturity Date	ISIN	Issue Amount	Issue Amount AUD \$	Exchange Rate	Fixed/Floating	Coupon Frequency	Coupon Rate
Series 2017-1	10-July-2017	22-July-2022	XS1640827843	€ 500,000,000.00	\$743,580,000.00	0.67242260416	Fixed	Annually	0.50
Series 2019-1	04-June-2019	04-June-2024	XS2003420465	€ 500,000,000.00	\$810,770,000.00	0.6166977071	Fixed	Annually	0.13
Series 2020-1	14-May-2020	14-May-2025	AU3FN0054086	A\$750,000,000.00	\$950,000,000.00	1.00000000000	Floating	Quarterly	1.07
Series 2022-1	09-June-2022	09-June-2027	XS2489398185	€ 600,000,000.00	\$896,465,000.00	1.49410833333	Fixed	Annually	1.84

Covered Bond Pool Summary		28-February-2023
Housing Loan Pool Size (AUD)		\$ 5,033,039,317.87
Number of Loans (Consolidated)		15,947
Number of Loans (Unconsolidated)		17,587
Average Loan Balance (Unconsolidated)		\$ 286,179.53
Maximum Loan Balance (Unconsolidated)		\$ 1,991,189.68
Weighted Average Current Loan-to-Value Ratio (CLVR)		55.16%
Maximum Current Loan-to-Value Ratio (CLVR)		81.66%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio		48.99%
Weighted Average Seasoning (Months)		44
Weighted Average Remaining Term to Maturity (Months)		295
Maximum Remaining Term to Maturity (Months)		353
Weighted Average Mortgage Rate		5.46%

Original Loan to Value (LVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	65	0.37%	2,082,085.65	0.04%
> 5%, up to and including 10%	204	1.16%	13,031,675.79	0.26%
> 10%, up to and including 15%	225	1.28%	18,645,873.53	0.37%
> 15%, up to and including 20%	329	1.87%	39,985,227.39	0.79%
> 20%, up to and including 25%	443	2.52%	64,573,283.22	1.28%
> 25%, up to and including 30%	534	3.04%	105,191,847.44	2.09%
> 30%, up to and including 35%	642	3.65%	134,459,645.24	2.67%
> 35%, up to and including 40%	763	4.34%	175,248,765.07	3.48%
> 40%, up to and including 45%	905	5.15%	228,070,675.74	4.53%
> 45%, up to and including 50%	1,067	6.07%	293,590,283.70	5.83%
> 50%, up to and including 55%	1,062	6.04%	298,157,916.38	5.92%
> 55%, up to and including 60%	1,308	7.44%	388,763,244.86	7.72%
> 60%, up to and including 65%	1,225	6.97%	389,056,231.92	7.73%
> 65%, up to and including 70%	1,760	10.01%	565,573,576.76	11.24%
> 70%, up to and including 75%	1,523	8.66%	511,806,880.30	10.17%
> 75%, up to and including 80%	4,595	26.13%	1,607,524,833.43	31.94%
> 80%, up to and including 85%	518	2.95%	114,147,495.56	2.27%
> 85%, up to and including 90%	167	0.95%	36,317,620.57	0.72%
> 90%, up to and including 95%	117	0.67%	24,798,974.84	0.49%
> 95%, up to and including 100%	135	0.77%	22,013,180.48	0.44%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Current Loan to Value (CLVR) - Unconsolidated	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,215	6.91%	15,052,104.93	0.30%
> 5%, up to and including 10%	664	3.78%	41,970,302.54	0.83%
> 10%, up to and including 15%	719	4.09%	77,155,822.96	1.53%
> 15%, up to and including 20%	731	4.16%	105,897,985.26	2.10%
> 20%, up to and including 25%	844	4.80%	156,156,423.97	3.10%
> 25%, up to and including 30%	895	5.09%	198,375,077.61	3.94%
> 30%, up to and including 35%	962	5.47%	234,009,314.00	4.65%
> 35%, up to and including 40%	1,089	6.19%	304,534,600.54	6.05%
> 40%, up to and including 45%	1,035	5.89%	302,710,375.97	6.01%
> 45%, up to and including 50%	1,146	6.52%	361,369,321.87	7.18%
> 50%, up to and including 55%	1,123	6.39%	368,195,472.96	7.32%
> 55%, up to and including 60%	1,296	7.37%	463,584,144.82	9.21%
> 60%, up to and including 65%	1,360	7.73%	492,476,375.52	9.78%
> 65%, up to and including 70%	1,497	8.51%	573,832,747.32	11.40%
> 70%, up to and including 75%	1,449	8.24%	612,793,878.57	12.18%
> 75%, up to and including 80%	1,538	8.75%	713,321,923.30	14.17%
> 80%, up to and including 85%	24	0.14%	11,603,445.73	0.23%
> 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	17,587	100.00%	5,033,039,317.87	100.00%

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 5%	1,362	8.54%	23,561,142.40	0.47%
> 5%, up to and including 10%	789	4.95%	64,224,629.21	1.28%
> 10%, up to and including 15%	863	5.41%	117,187,341.08	2.33%
> 15%, up to and including 20%	927	5.81%	175,444,202.58	3.49%
> 20%, up to and including 25%	1,022	6.41%	245,463,130.69	4.88%
> 25%, up to and including 30%	1,081	6.78%	294,280,337.42	5.85%
> 30%, up to and including 35%	1,050	6.59%	326,802,517.27	6.49%
> 35%, up to and including 40%	1,079	6.77%	372,851,541.28	7.41%
> 40%, up to and including 45%	1,158	7.26%	428,457,025.52	8.51%
> 45%, up to and including 50%	1,114	6.99%	429,896,244.16	8.54%
> 50%, up to and including 55%	1,159	7.27%	478,731,538.75	9.51%
> 55%, up to and including 60%	1,161	7.28%	506,258,479.08	10.06%
> 60%, up to and including 65%	1,006	6.31%	471,218,095.46	9.36%
> 65%, up to and including 70%	826	5.18%	391,976,112.25	7.79%
> 70%, up to and including 75%	625	3.92%	314,177,000.40	6.24%
> 75%, up to and including 80%	415	2.60%	211,993,232.58	4.21%
> 80%, up to and including 85%	233	1.46%	130,863,363.13	2.60%
> 85%, up to and including 90%	72	0.45%	49,653,381.61	0.99%
> 90%, up to and including 95%	0	0.00%	-	0.00%
> 95%, up to and including 100%	0	0.00%	-	0.00%
TOTAL	15,942	100.00%	5,033,039,314.87	100.00%

* Based on quarterly data provided by CoreLogic

Mortgage Pool by Mortgage Loan Interest Rate	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 4.60%	1,104	6.28%	357,651,451.66	7.11%
> 4.60%, up to and including 4.85%	34	0.19%	9,638,018.89	0.19%
> 4.85%, up to and including 5.10%	738	4.20%	312,572,343.78	6.21%
> 5.10%, up to and including 5.35%	3,569	20.29%	1,249,235,778.85	24.82%
> 5.35%, up to and including 5.60%	2,730	15.52%	890,207,756.73	17.69%
> 5.60%, up to and including 5.85%	2,291	13.03%	697,281,521.19	13.85%
> 5.85%, up to and including 6.10%	2,595	14.76%	713,137,204.38	14.17%
> 6.10%, up to and including 6.35%	1,696	9.64%	396,442,731.08	7.88%
> 6.35%, up to and including 6.60%	992	5.64%	177,348,900.75	3.52%
> 6.60%, up to and including 6.85%	483	2.75%	83,035,212.69	1.65%
> 6.85%, up to and including 7.10%	363	2.06%	49,939,514.73	0.99%
> 7.10%, up to and including 7.35%	372	2.12%	32,768,249.73	0.65%
> 7.35%, up to and including 7.60%	123	0.70%	15,885,562.08	0.32%
> 7.60%, up to and including 7.85%	238	1.35%	19,831,424.08	0.39%
> 7.85%, up to and including 8.10%	87	0.49%	9,966,347.44	0.20%
> 8.10%	172	0.98%	18,097,299.81	0.36%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Interest Rate Type	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Variable	16,241	92.35%	4,603,564,115.62	91.47%
Fixed	1,346	7.65%	429,475,202.25	8.53%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Mortgage Pool by Interest Option	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Total Variable	16,241	92.35%	4,603,564,115.62	91.47%
Up to an including 1 year	727	4.13%	237,662,788.29	4.72%
> 1 year, up to and including 2 years	467	2.66%	146,340,466.78	2.91%
> 2 years, up to and including 3 years	152	0.86%	45,471,947.18	0.90%
> 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	1,346	7.65%	429,475,202.25	8.53%
TOTAL	17,587	100.00%	5,033,039,317.87	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	2,740	17.18%	112,129,247.53	2.23%
> A\$100,000, up to and including A\$200,000	2,780	17.43%	422,039,812.69	8.39%
> A\$200,000, up to and including A\$300,000	3,259	20.44%	816,607,571.05	16.22%
> A\$300,000, up to and including A\$400,000	2,654	16.64%	923,824,451.08	18.36%
> A\$400,000, up to and including A\$500,000	1,784	11.19%	796,660,163.44	15.83%
> A\$500,000, up to and including A\$600,000	1,106	6.94%	602,492,777.93	11.97%
> A\$600,000, up to and including A\$700,000	634	3.98%	410,400,862.14	8.15%
> A\$700,000, up to and including A\$800,000	364	2.28%	271,986,643.85	5.40%
> A\$800,000, up to and including A\$900,000	181	1.14%	153,459,148.77	3.05%
> A\$900,000, up to and including A\$1,000,000	133	0.83%	126,073,318.73	2.50%
> A\$1,000,000, up to and including A\$1,250,000	176	1.10%	195,733,960.29	3.89%
> A\$1,250,000, up to and including A\$1,500,000	85	0.53%	116,504,853.04	2.31%
> A\$1,500,000, up to and including A\$1,750,000	36	0.23%	59,105,540.96	1.17%
> A\$1,750,000, up to and including A\$2,000,000	14	0.09%	26,020,966.37	0.52%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	15,946	100.00%	5,033,039,317.87	100.00%

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	9,789	55.66%	2,448,526,007.90	48.65%
New South Wales & Australian Capital Territory	3,538	20.12%	1,250,088,469.13	24.84%
Victoria	2,145	12.20%	760,876,918.13	15.12%
South Australia	326	1.85%	94,065,956.28	1.87%
Western Australia	1,501	8.53%	405,933,337.56	8.07%
Tasmania	204	1.16%	51,417,048.79	1.02%
Northern Territory	84	0.48%	22,131,580.08	0.44%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	10,400	59.13%	3,286,268,347.01	65.29%
Non Metropolitan	7,045	40.06%	1,707,261,644.55	33.92%
Inner City	142	0.81%	39,509,326.31	0.78%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	16,457	93.57%	4,563,071,484.51	90.66%
Interest Only	1,130	6.43%	469,967,833.36	9.34%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	16,457	93.57%	4,563,071,484.51	90.66%
Interest Only Loans: Up to and including 1 yr	299	1.70%	126,359,048.40	2.51%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	209	1.19%	92,470,006.60	1.84%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	156	0.89%	62,266,628.86	1.24%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	288	1.64%	113,520,332.05	2.26%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	178	1.01%	75,351,817.45	1.50%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	11,994	68.20%	3,296,360,292.49	65.49%
Investment	5,593	31.80%	1,736,679,025.38	34.51%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	17,587	100.00%	5,033,039,317.87	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Seasoning Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 6 months	0	0.00%	-	0.00%
> 6 months, up to and including 12 months	1,900	10.80%	806,854,297.17	16.03%
> 12 months, up to and including 18 months	2,787	15.85%	1,004,385,516.77	19.96%
> 18 months, up to and including 24 months	1,729	9.83%	576,568,669.85	11.46%
> 24 months, up to and including 30 months	1,496	8.51%	490,539,883.16	9.75%
> 30 months, up to and including 36 months	993	5.65%	336,929,542.14	6.69%
> 36 months, up to and including 48 months	1,220	6.94%	381,288,313.38	7.58%
> 48 months, up to and including 60 months	1,543	8.77%	376,478,785.79	7.48%
> 60 months	5,919	33.66%	1,059,994,309.61	21.06%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	204	1.16%	6,820,780.39	0.14%
> 5 years, up to and including 6 years	96	0.55%	4,561,231.81	0.09%
> 6 years, up to and including 7 years	55	0.31%	3,417,138.83	0.07%
> 7 years, up to and including 8 years	90	0.51%	6,710,132.03	0.13%
> 8 years, up to and including 9 years	180	1.02%	17,392,352.87	0.35%
> 9 years, up to and including 10 years	179	1.02%	19,571,766.36	0.39%
> 10 years, up to and including 15 years	1,867	10.62%	247,747,607.66	4.92%
> 15 years, up to and including 20 years	3,683	20.94%	742,105,914.50	14.74%
> 20 years, up to and including 25 years	3,303	18.78%	933,139,916.83	18.54%
> 25 years, up to and including 30 years	7,930	45.09%	3,051,572,476.59	60.63%
> 30 years	0	0.00%	-	0.00%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	17,587	98.32%	5,033,039,317.87	99.19%
QBE LMI	295	1.65%	39,415,058.42	0.78%
Genworth	6	0.03%	1,504,580.08	0.03%
TOTAL	17,888	100.00%	5,073,958,956.37	100.00%

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	17,237	98.01%	4,908,212,142.20	97.52%
> 1 day, up to and including 31 days	318	1.81%	112,379,263.25	2.23%
> 31 days, up to and including 61 days	28	0.16%	11,433,817.26	0.23%
> 61 days, up to and including 91 days	4	0.02%	1,014,095.16	0.02%
> 91 days	0	0.00%	-	0.00%
TOTAL	17,587	100.00%	5,033,039,317.87	100.00%

Bank of Queensland Contacts	
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Disclaimer

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