

BOQ Residential Covered Bond Trust - Monthly Investor Report

Monthly Period	
Calculation Period Start Date	01-September-2023
Calculation Period End Date	30-September-2023
Trust Payment Date	23-October-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:	\$ 4,814,794,914.30
	(i) Aggregate LVR Adjusted Mortgage Loan Balance Amounts	5,297,694,518.38
	(ii) Aggregate Asset Percentage Adjusted Mortgage Loan Balance Amounts	<u>4,814,794,914.30</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>\$ 4,814,794,914.30</u>
Results of Asset Coverage Test		
	Adjusted Aggregate Mortgage Loan Amount	\$ 4,814,794,914.30
	AUD Equivalent of the Aggregate Principal Amount Outstanding of the Covered Bonds	\$ 3,557,235,000.00
	Excess/(Shortfall) over adjusted Mortgage Loan Amount	\$ 1,257,559,914.30
	ACT Test Pass or Fail	PASS
	Asset Percentage	90.9%
Overcollateralisation		
	Legislative	103.0%
	Current Contractual Minimum (based on Asset Percentage)	110.0%
	Current	41.0%
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	0.5000
Series 2019-1	04-June-2019	04-June-2024	XS2003420465	€ 500,000,000.00	\$810,770,000.00	0.6166977071	Fixed	Annually	0.1250
Series 2020-1	14-May-2020	14-May-2025	AU3FN0054086	A\$750,000,000.00	\$950,000,000.00	1.00000000000	Floating	Quarterly	1.0700
Series 2022-1	09-June-2022	09-June-2027	XS2489398185	€ 600,000,000.00	\$896,465,000.00	1.49410833333	Fixed	Annually	1.8390
Series 2023-1	09-May-2023	09-May-2028	AU3FN0077798	A\$900,000,000.00	\$900,000,000.00	1.00000000000	Floating	Annually	1.2000

Covered Bond Pool Summary		30-September-2023	
Housing Loan Pool Size (AUD)		\$	5,302,839,073.46
Number of Loans (Consolidated)			16,574
Number of Loans (Unconsolidated)			-
Average Loan Balance (Unconsolidated)		\$	281,362.50
Maximum Loan Balance (Unconsolidated)		\$	1,976,739.23
Weighted Average Current Loan-to-Value Ratio (CLVR)			54.55%
Maximum Current Loan-to-Value Ratio (CLVR)			80.46%
Weighted Average Consolidated Indexed Current Loan-to-Value Ratio			42.94%
Weighted Average Seasoning (Months)			47
Weighted Average Remaining Term to Maturity (Months)			293
Maximum Remaining Term to Maturity (Months)			351
Weighted Average Mortgage Rate			5.89%

Original Loan to Value (LVR) - Unconsolidated	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 5%	67	0.36%	2,213,925.51	0.04%
> 5%, up to and including 10%	184	0.98%	11,557,435.62	0.22%
> 10%, up to and including 15%	227	1.20%	18,938,419.79	0.36%
> 15%, up to and including 20%	345	1.83%	43,788,587.97	0.83%
> 20%, up to and including 25%	457	2.42%	70,746,779.32	1.33%
> 25%, up to and including 30%	579	3.07%	117,020,264.47	2.21%
> 30%, up to and including 35%	662	3.51%	139,574,247.75	2.63%
> 35%, up to and including 40%	837	4.44%	192,557,110.10	3.63%
> 40%, up to and including 45%	951	5.05%	234,165,223.37	4.42%
> 45%, up to and including 50%	1,156	6.13%	306,268,473.89	5.78%
> 50%, up to and including 55%	1,250	6.63%	354,079,703.32	6.68%
> 55%, up to and including 60%	1,443	7.66%	427,723,877.07	8.07%
> 60%, up to and including 65%	1,353	7.18%	415,820,544.16	7.84%
> 65%, up to and including 70%	1,885	10.00%	595,345,208.19	11.23%
> 70%, up to and including 75%	1,695	8.99%	547,155,305.15	10.32%
> 75%, up to and including 80%	4,867	25.82%	1,642,680,389.26	30.98%
> 80%, up to and including 85%	487	2.58%	104,008,096.31	1.96%
> 85%, up to and including 90%	154	0.82%	33,204,034.39	0.63%
> 90%, up to and including 95%	116	0.62%	24,979,377.88	0.47%
> 95%, up to and including 100%	132	0.70%	21,012,069.94	0.40%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Current Loan to Value (CLVR) - Unconsolidated	Number of	%	Current Balance	%
	Loans	By Number	Outstanding	By Balance
Up to and including 5%	1,325	7.03%	16,134,868.41	0.30%
> 5%, up to and including 10%	668	3.54%	43,243,247.56	0.82%
> 10%, up to and including 15%	745	3.95%	79,524,241.87	1.50%
> 15%, up to and including 20%	736	3.91%	109,439,446.63	2.06%
> 20%, up to and including 25%	895	4.75%	172,569,518.94	3.25%
> 25%, up to and including 30%	914	4.85%	210,487,008.53	3.97%
> 30%, up to and including 35%	1,056	5.60%	251,672,277.95	4.75%
> 35%, up to and including 40%	1,115	5.92%	314,381,833.68	5.93%
> 40%, up to and including 45%	1,141	6.05%	328,910,712.46	6.20%
> 45%, up to and including 50%	1,282	6.80%	388,229,846.53	7.32%
> 50%, up to and including 55%	1,359	7.21%	456,836,353.79	8.61%
> 55%, up to and including 60%	1,390	7.38%	490,073,384.43	9.24%
> 60%, up to and including 65%	1,496	7.94%	534,941,646.76	10.09%
> 65%, up to and including 70%	1,580	8.38%	594,477,743.04	11.21%
> 70%, up to and including 75%	1,743	9.25%	701,604,061.81	13.23%
> 75%, up to and including 80%	1,392	7.39%	606,037,075.80	11.43%
> 80%, up to and including 85%	10	0.05%	4,275,805.27	0.08%
> 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	18,847	100.00%	5,302,839,073.46	100.00%

Current Indexed Loan to Value (CLVR) - Consolidated *	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to and including 5%	1,550	9.35%	28,698,305.71	0.54%
> 5%, up to and including 10%	976	5.89%	92,101,371.40	1.74%
> 10%, up to and including 15%	1,013	6.11%	162,508,509.04	3.06%
> 15%, up to and including 20%	1,114	6.72%	240,282,110.61	4.53%
> 20%, up to and including 25%	1,203	7.26%	317,204,045.65	5.98%
> 25%, up to and including 30%	1,262	7.62%	387,026,588.34	7.30%
> 30%, up to and including 35%	1,304	7.87%	448,434,307.78	8.46%
> 35%, up to and including 40%	1,323	7.98%	488,836,229.54	9.22%
> 40%, up to and including 45%	1,342	8.10%	545,005,861.69	10.28%
> 45%, up to and including 50%	1,417	8.55%	602,580,510.81	11.36%
> 50%, up to and including 55%	1,378	8.32%	622,492,711.84	11.74%
> 55%, up to and including 60%	1,156	6.98%	547,954,210.58	10.33%
> 60%, up to and including 65%	821	4.95%	419,325,503.51	7.91%
> 65%, up to and including 70%	466	2.81%	254,992,063.82	4.81%
> 70%, up to and including 75%	205	1.24%	119,726,178.18	2.26%
> 75%, up to and including 80%	39	0.24%	24,924,496.72	0.47%
> 80%, up to and including 85%	1	0.01%	746,064.75	0.01%
> 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	16,570	100.00%	5,302,839,069.97	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 5.60%	1,772	9.40%	601,663,437.59	11.35%
> 5.60%, up to and including 5.85%	1,415	7.51%	560,976,964.76	10.58%
> 5.85%, up to and including 6.10%	4,862	25.80%	1,567,790,189.12	29.57%
> 6.10%, up to and including 6.35%	3,581	19.00%	1,064,220,248.70	20.07%
> 6.35%, up to and including 6.60%	2,086	11.07%	546,980,463.50	10.31%
> 6.60%, up to and including 6.85%	1,716	9.10%	428,710,106.26	8.08%
> 6.85%, up to and including 7.10%	1,222	6.48%	247,253,245.51	4.66%
> 7.10%, up to and including 7.35%	802	4.26%	137,989,425.34	2.60%
> 7.35%, up to and including 7.60%	339	1.80%	50,978,492.98	0.96%
> 7.60%, up to and including 7.85%	263	1.40%	27,114,435.55	0.51%
> 7.85%, up to and including 8.10%	307	1.63%	22,369,038.25	0.42%
> 8.10%, up to and including 8.35%	93	0.49%	10,976,566.80	0.21%
> 8.35%, up to and including 8.60%	185	0.98%	15,299,591.69	0.29%
> 8.60%, up to and including 8.85%	74	0.39%	8,821,860.29	0.17%
> 8.85%, up to and including 9.10%	67	0.36%	8,177,218.61	0.15%
> 9.10%	63	0.33%	3,517,788.51	0.07%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Interest Rate Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Variable	16,922	89.79%	4,655,781,999.13	87.80%
Fixed	1,925	10.21%	647,057,074.33	12.20%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Mortgage Pool by Interest Option	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Total Variable	16,922	89.79%	4,655,781,999.13	87.80%
Up to an including 1 year	1,122	5.95%	381,252,899.17	7.19%
> 1 year, up to and including 2 years	630	3.34%	210,247,800.53	3.96%
> 2 years, up to and including 3 years	173	0.92%	55,556,374.63	1.05%
> 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	1,925	10.21%	647,057,074.33	12.20%
TOTAL	18,847	100.00%	5,302,839,073.46	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	2,843	17.16%	112,608,427.47	2.12%
> A\$100,000, up to and including A\$200,000	2,828	17.07%	430,789,604.62	8.12%
> A\$200,000, up to and including A\$300,000	3,337	20.14%	837,248,315.74	15.79%
> A\$300,000, up to and including A\$400,000	2,736	16.51%	951,427,779.47	17.94%
> A\$400,000, up to and including A\$500,000	1,918	11.57%	858,005,483.45	16.18%
> A\$500,000, up to and including A\$600,000	1,123	6.78%	611,978,103.03	11.54%
> A\$600,000, up to and including A\$700,000	668	4.03%	432,000,772.85	8.15%
> A\$700,000, up to and including A\$800,000	379	2.29%	282,439,927.46	5.33%
> A\$800,000, up to and including A\$900,000	229	1.38%	194,157,538.47	3.66%
> A\$900,000, up to and including A\$1,000,000	155	0.94%	146,144,223.88	2.76%
> A\$1,000,000, up to and including A\$1,250,000	218	1.32%	242,971,058.49	4.58%
> A\$1,250,000, up to and including A\$1,500,000	83	0.50%	112,318,948.15	2.12%
> A\$1,500,000, up to and including A\$1,750,000	42	0.25%	68,519,346.91	1.29%
> A\$1,750,000, up to and including A\$2,000,000	12	0.07%	22,229,543.47	0.42%
> A\$2,000,000	0	0.00%	-	0.00%
TOTAL	16,571	100.00%	5,302,839,073.46	100.00%

Mortgage Pool by Geographic Distribution	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Queensland	10,144	53.83%	2,495,969,254.01	47.07%
New South Wales & Australian Capital Territory	3,874	20.56%	1,342,282,954.44	25.31%
Victoria	2,428	12.88%	827,013,734.04	15.60%
South Australia	435	2.31%	124,478,129.41	2.35%
Western Australia	1,639	8.70%	429,188,684.61	8.09%
Tasmania	229	1.22%	58,369,424.48	1.10%
Northern Territory	97	0.51%	25,536,892.47	0.48%
TOTAL	18,846	100.00%	5,302,839,073.46	100.00%

Mortgage Pool by Region	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Metropolitan	11,481	60.92%	3,523,764,021.74	66.45%
Non Metropolitan	7,217	38.29%	1,739,156,590.66	32.80%
Inner City	148	0.79%	39,918,461.06	0.75%
TOTAL	18,846	100.00%	5,302,839,073.46	100.00%

Repayment Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest	17,740	94.13%	4,864,752,960.57	91.74%
Interest Only	1,107	5.87%	438,086,112.89	8.26%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Interest Only Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Principal & Interest (Amortising)	17,740	94.13%	4,864,752,960.57	91.74%
Interest Only Loans: Up to and including 1 yr	284	1.51%	120,407,859.66	2.27%
Interest Only Loans: > 1 yrs, up to and including 2 yrs	206	1.09%	80,607,318.50	1.52%
Interest Only Loans: > 2 yrs, up to and including 3 yrs	218	1.16%	84,668,655.93	1.60%
Interest Only Loans: > 3 yrs, up to and including 4 yrs	361	1.92%	139,111,809.87	2.62%
Interest Only Loans: > 4 yrs, up to and including 5 yrs	38	0.20%	13,290,468.93	0.25%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Occupancy Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Owner Occupied	12,947	68.70%	3,498,368,924.16	65.97%
Investment	5,900	31.30%	1,804,470,149.30	34.03%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Loan Documentation Type	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Full Documentation	18,847	100.00%	5,302,839,073.46	100.00%
Low Documentation	0	0.00%	-	0.00%
TOTAL	18,847	100.00%	5,302,839,073.46	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	0	0.00%	-	0.00%
> 12 months, up to and including 18 months	1,595	8.46%	626,414,361.64	11.81%
> 18 months, up to and including 24 months	3,524	18.70%	1,199,531,183.65	22.62%
> 24 months, up to and including 30 months	2,752	14.60%	896,235,592.80	16.90%
> 30 months, up to and including 36 months	1,843	9.78%	606,070,580.12	11.43%
> 36 months, up to and including 48 months	1,747	9.27%	554,412,681.68	10.46%
> 48 months, up to and including 60 months	925	4.91%	252,294,862.84	4.76%
> 60 months	6,461	34.28%	1,167,879,810.73	22.02%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Remaining Term	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Up to an including 5 years	226	1.20%	6,461,326.76	0.12%
> 5 years, up to and including 6 years	61	0.32%	2,912,076.00	0.05%
> 6 years, up to and including 7 years	62	0.33%	4,262,771.96	0.08%
> 7 years, up to and including 8 years	140	0.74%	10,684,329.50	0.20%
> 8 years, up to and including 9 years	207	1.10%	20,012,383.01	0.38%
> 9 years, up to and including 10 years	157	0.83%	17,588,702.18	0.33%
> 10 years, up to and including 15 years	2,090	11.09%	279,214,842.98	5.27%
> 15 years, up to and including 20 years	3,902	20.70%	775,464,461.87	14.62%
> 20 years, up to and including 25 years	3,405	18.07%	974,353,689.29	18.37%
> 25 years, up to and including 30 years	8,597	45.61%	3,211,884,489.91	60.57%
> 30 years	0	0.00%	-	0.00%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Mortgage Insurer	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
No LMI	8	1.86%	1,809,857.75	3.22%
QBE LMI	414	96.28%	52,662,760.99	93.57%
Helia	8	1.86%	1,809,857.75	3.22%
TOTAL	430	100.00%	56,282,476.49	100.00%

Arrears Days	Number of Loans	% By Number	Current Balance Outstanding	% By Balance
Current	18,586	98.62%	5,212,505,968.13	98.30%
> 1 day, up to and including 31 days	246	1.31%	82,654,943.51	1.56%
> 31 days, up to and including 61 days	15	0.08%	7,678,161.82	0.14%
> 61 days, up to and including 91 days	0	0.00%	-	0.00%
> 91 days	0	0.00%	-	0.00%
TOTAL	18,847	100.00%	5,302,839,073.46	100.00%

Bank of Queensland Contacts	
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