

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	18-May-26
Collections Period ending	30-Apr-26

NOTE SUMMARY (FOLLOWING PAYMENT DAY DISTRIBUTION)

Class	S&P/Fitch Rating	Initial Invested Amount (\$)	Invested Amount (\$)	Stated Amount (\$)	Note Factor (current distribution date)	Current Distribution Date	Interest Rate	Original Subordination	Current Subordination	
A	AAA(sf)/AAAsf	460,000,000.00	216,912,892.28	216,912,892.28	47.15%	18/05/2026	5.28%	8.00%	15.57%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	18/05/2026	6.01%	2.75%	5.35%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	18/05/2026	7.01%	1.15%	2.24%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	18/05/2026	7.51%	0.25%	0.49%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	18/05/2026	10.81%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	30-Apr-26
Pool Balance	\$495,999,885.13	\$254,873,901.07
Number of Loans	1,935	1,215
Avg Loan Balance	\$256,330.69	\$209,772.76
Maximum Loan Balance	\$986,752.58	\$908,315.31
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.28%
Weighted Avg Seasoning (mths)	55.1	89.3
Maximum Remaining Term (mths)	357.00	323.00
Weighted Avg Remaining Term (mths)	292.83	261.08
Maximum Current LVR	89.90%	87.66%
Weighted Avg Current LVR	56.66%	50.16%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	0	\$0.00	0.00%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	2	\$589,629.21	0.23%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$19,098,698.60	7.5%	351	28.9%
20% > & <= 30%	\$25,472,576.80	10.0%	147	12.1%
30% > & <= 40%	\$29,787,139.10	11.7%	143	11.8%
40% > & <= 50%	\$47,725,411.80	18.7%	169	13.9%
50% > & <= 60%	\$47,241,375.75	18.5%	159	13.1%
60% > & <= 65%	\$22,016,333.38	8.6%	67	5.5%
65% > & <= 70%	\$21,217,975.01	8.3%	61	5.0%
70% > & <= 75%	\$17,899,511.39	7.0%	53	4.4%
75% > & <= 80%	\$11,944,109.26	4.7%	32	2.6%
80% > & <= 85%	\$9,717,938.80	3.8%	26	2.1%
85% > & <= 90%	\$2,752,831.18	1.1%	7	0.6%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$254,873,901.07	100.0%	1,215	100.0%

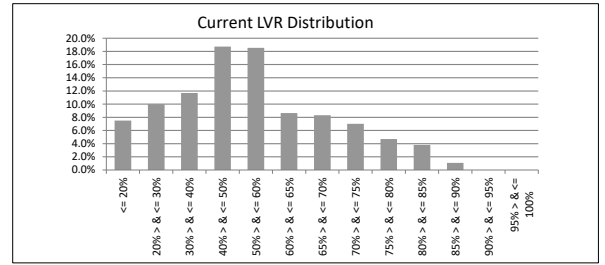


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$2,488,644.70	1.0%	48	4.0%
25% > & <= 30%	\$3,052,772.46	1.2%	47	3.9%
30% > & <= 40%	\$8,933,547.30	3.5%	72	5.9%
40% > & <= 50%	\$19,223,361.01	7.5%	106	8.7%
50% > & <= 60%	\$26,657,319.83	10.5%	126	10.4%
60% > & <= 65%	\$16,852,069.48	6.6%	85	7.0%
65% > & <= 70%	\$24,947,569.71	9.8%	124	10.2%
70% > & <= 75%	\$27,550,579.45	10.8%	121	10.0%
75% > & <= 80%	\$78,928,953.98	31.0%	313	25.8%
80% > & <= 85%	\$4,235,390.49	1.7%	15	1.2%
85% > & <= 90%	\$24,489,639.76	9.6%	91	7.5%
90% > & <= 95%	\$17,318,166.13	6.8%	66	5.4%
95% > & <= 100%	\$195,896.77	0.1%	1	0.1%
	\$254,873,901.07	100.0%	1,215	100.0%

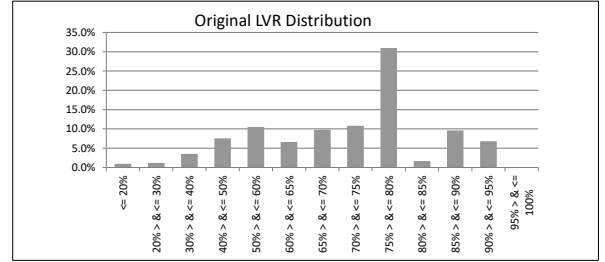


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$4,978,019.11	2.0%	121	10.0%
10 year > & <= 12 years	\$4,422,870.78	1.7%	63	5.2%
12 year > & <= 14 years	\$5,879,665.44	2.3%	76	6.3%
14 year > & <= 16 years	\$15,558,661.12	6.1%	109	9.0%
16 year > & <= 18 years	\$17,133,573.22	6.7%	109	9.0%
18 year > & <= 20 years	\$21,103,823.22	8.3%	110	9.1%
20 year > & <= 22 years	\$34,689,385.95	13.6%	152	12.5%
22 year > & <= 24 years	\$53,725,886.36	21.1%	185	15.2%
24 year > & <= 26 years	\$70,573,551.27	27.7%	221	18.2%
26 year > & <= 28 years	\$26,808,464.60	10.5%	69	5.7%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$254,873,901.07	100.0%	1,215	100.0%

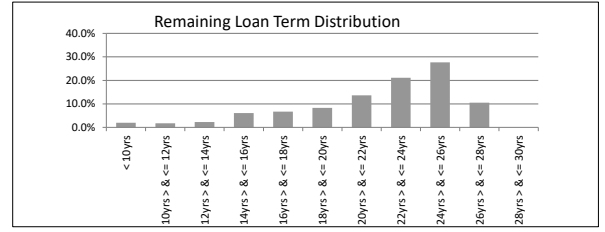


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$18,745,272.04	7.4%	438	36.0%
\$100000 > & <= \$200000	\$34,172,703.80	13.4%	230	18.9%
\$200000 > & <= \$300000	\$52,621,644.44	20.6%	211	17.4%
\$300000 > & <= \$400000	\$59,174,608.17	23.2%	170	14.0%
\$400000 > & <= \$500000	\$33,867,606.43	13.3%	76	6.3%
\$500000 > & <= \$600000	\$25,981,773.91	10.2%	47	3.9%
\$600000 > & <= \$700000	\$14,685,708.75	5.8%	23	1.9%
\$700000 > & <= \$800000	\$11,206,004.67	4.4%	15	1.2%
\$800000 > & <= \$900000	\$1,705,404.00	0.7%	2	0.2%
\$900000 > & <= \$1000000	\$2,713,174.86	1.1%	3	0.2%
	\$254,873,901.07	100.0%	1,215	100.0%

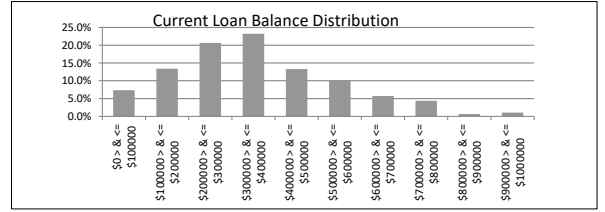
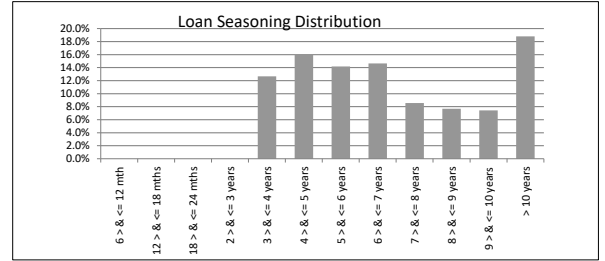


TABLE 5

Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$0.00	0.0%	0	0.0%
3 > & <= 4 years	\$32,230,488.56	12.6%	99	8.1%
4 > & <= 5 years	\$40,941,829.37	16.1%	153	12.6%
5 > & <= 6 years	\$36,155,181.92	14.2%	127	10.5%
6 > & <= 7 years	\$37,334,225.77	14.6%	129	10.6%
7 > & <= 8 years	\$21,810,284.75	8.6%	98	8.1%
8 > & <= 9 years	\$19,543,075.90	7.7%	89	7.3%
9 > & <= 10 years	\$18,963,167.43	7.4%	108	8.9%
> 10 years	\$47,895,647.37	18.8%	412	33.9%
	\$254,873,901.07	100.0%	1,215	100.0%



The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	18-May-26
Collections Period ending	30-Apr-26

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	\$5,703,564.01	2.2%	21	1.7%
2914	\$4,551,726.22	1.8%	13	1.1%
2913	\$4,396,376.93	1.7%	14	1.2%
2620	\$3,829,837.92	1.5%	14	1.2%
2902	\$3,431,188.64	1.3%	14	1.2%
5608	\$3,279,306.03	1.3%	30	2.5%
2905	\$2,647,960.71	1.0%	11	0.9%
5700	\$2,641,060.09	1.0%	18	1.5%
2650	\$2,392,617.02	0.9%	15	1.2%
2614	\$2,206,422.74	0.9%	8	0.7%

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$41,871,918.87	16.4%	149	12.3%
New South Wales	\$50,260,000.25	19.7%	202	16.6%
Northern Territory	\$644,287.31	0.3%	3	0.2%
Queensland	\$6,733,909.90	2.6%	27	2.2%
South Australia	\$76,944,392.63	30.2%	521	42.9%
Tasmania	\$2,017,218.00	0.8%	6	0.5%
Victoria	\$42,075,302.78	16.5%	149	12.3%
Western Australia	\$34,326,871.33	13.5%	158	13.0%
Undefined	\$0.00	0.0%	0	0.0%
Total	\$254,873,901.07	100.0%	1,215	100.0%

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$203,529,456.27	79.9%	895	73.7%
Non-metro	\$50,711,008.51	19.9%	318	26.2%
Inner city	\$633,436.29	0.2%	2	0.2%
Undefined	\$0.00	0.0%	0	0.0%
Total	\$254,873,901.07	100.0%	1,215	100.0%

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$230,841,482.77	90.6%	1093	90.0%
Residential Unit	\$22,816,988.05	9.0%	117	9.6%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,215,430.25	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
Total	\$254,873,901.07	100.0%	1,215	100.0%

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$206,114,496.54	80.9%	1014	83.5%
Investment	\$48,759,404.53	19.1%	201	16.5%
Total	\$254,873,901.07	100.0%	1,215	100.0%

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$4,599,342.69	1.8%	15	1.2%
Pay-as-you-earn employee (casual)	\$9,490,726.13	3.7%	50	4.1%
Pay-as-you-earn employee (full time)	\$192,450,429.32	75.5%	867	71.4%
Pay-as-you-earn employee (part time)	\$17,950,057.02	7.0%	91	7.5%
Self employed	\$16,555,813.95	6.5%	85	7.0%
No data	\$13,827,531.96	5.4%	107	8.8%
Total	\$254,873,901.07	100.0%	1,215	100.0%

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$243,016,767.56	95.3%	1154	95.0%
Genworth/Helia	\$11,857,133.51	4.7%	61	5.0%
Total	\$254,873,901.07	100.0%	1,215	100.0%

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$252,394,745.23	99.0%	1205	99.2%
0 > and <= 30 days	\$1,889,526.63	0.7%	8	0.7%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$589,629.21	0.2%	2	0.2%
Total	\$254,873,901.07	100.0%	1,215	100.0%

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$245,742,149.60	96.4%	1175	96.7%
Fixed	\$9,131,751.47	3.6%	40	3.3%
Total	\$254,873,901.07	100.0%	1,215	100.0%

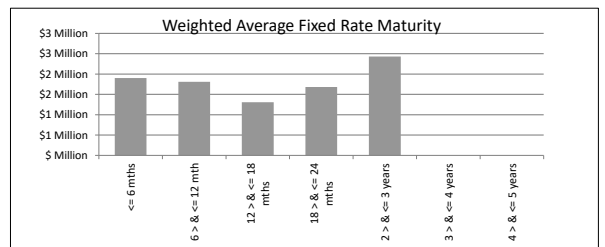
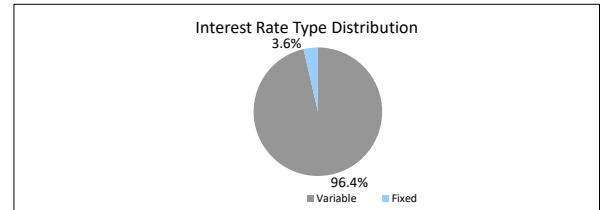
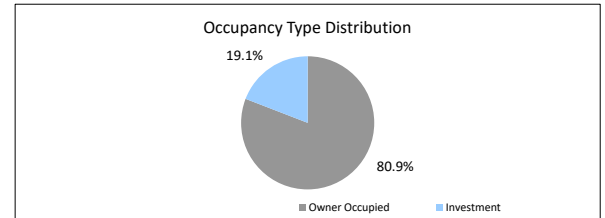
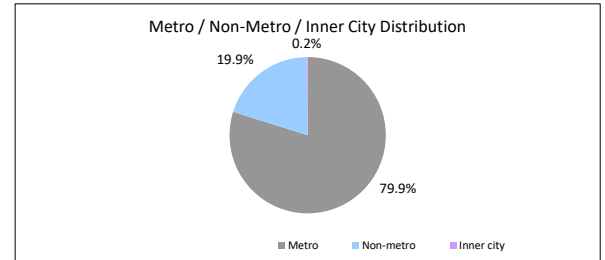
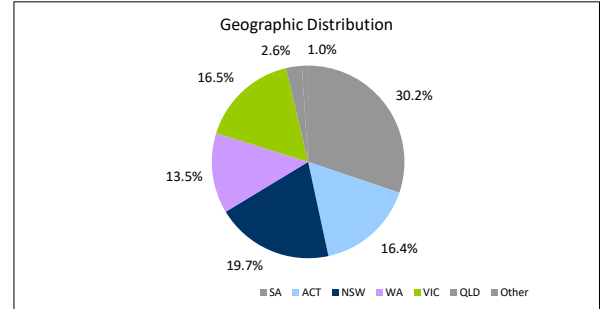
Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.85%	40
Variable Interest Rate	6.29%	1175

Foreclosure, Claims and Losses	Balance	Loan Count
Properties foreclosed (Current)	\$0.00	0
Claims submitted to mortgage insurers (cumulative)	\$0.00	0
Claims paid by mortgage insurers (cumulative)	\$0.00	0
Loss covered by excess spread (cumulative)	\$0.00	0
Amount charged off (cumulative)	\$0.00	0

Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$1,900,730.56	20.8%	10	6.09%
6 > & <= 12 mth	\$1,811,193.71	19.8%	5	5.98%
12 > & <= 18 mths	\$1,305,710.31	14.3%	7	5.77%
18 > & <= 24 mths	\$1,682,357.14	18.4%	8	5.65%
2 > & <= 3 years	\$2,431,759.75	26.6%	10	5.75%
3 > & <= 4 years	\$0.00	0.0%	0	0.00%
4 > & <= 5 years	\$0.00	0.0%	0	0.00%
Total	\$9,131,751.47	100.0%	40	

CPR	20.79%
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The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **30-Apr-26**

SUMMARY 30-Apr-26

Pool Balance	\$12,118,716.30
Number of Loans	54
Avg Loan Balance	\$224,420.67
Maximum Loan Balance	\$758,778.31
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	6.04%
Weighted Avg Seasoning (mths)	93.7
Maximum Remaining Term (mths)	319.00
Weighted Avg Remaining Term (mths)	256.49
Maximum Current LVR	86.30%
Weighted Avg Current LVR	54.13%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$591,415.99	4.9%	9	16.7%
20% > & <= 30%	\$584,823.86	4.8%	6	11.1%
30% > & <= 40%	\$1,329,096.28	11.0%	6	11.1%
40% > & <= 50%	\$2,164,070.71	17.9%	9	16.7%
50% > & <= 60%	\$2,202,751.68	18.2%	8	14.8%
60% > & <= 65%	\$1,555,410.61	12.8%	5	9.3%
65% > & <= 70%	\$1,191,026.23	9.8%	3	5.6%
70% > & <= 75%	\$461,401.11	3.8%	2	3.7%
75% > & <= 80%	\$1,457,506.75	12.0%	4	7.4%
80% > & <= 85%	\$0.00	0.0%	0	0.0%
85% > & <= 90%	\$581,213.08	4.8%	2	3.7%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$918,436.91	7.6%	16	29.6%
\$100000 > & <= \$200000	\$1,689,085.43	13.9%	12	22.2%
\$200000 > & <= \$300000	\$2,524,350.05	20.8%	10	18.5%
\$300000 > & <= \$400000	\$3,174,068.81	26.2%	9	16.7%
\$400000 > & <= \$500000	\$1,365,551.77	11.3%	3	5.6%
\$500000 > & <= \$600000	\$1,688,445.02	13.9%	3	5.6%
\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000	\$758,778.31	6.3%	1	1.9%
\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 3

Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths	\$0.00	0.0%	0	0.0%
> & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$0.00	0.0%	0	0.0%
3 > & <= 4 years	\$1,586,893.71	13.1%	4	7.4%
4 > & <= 5 years	\$2,954,015.22	24.4%	10	18.5%
5 > & <= 6 years	\$802,908.01	6.6%	6	11.1%
6 > & <= 7 years	\$761,733.86	6.3%	3	5.6%
7 > & <= 8 years	\$2,056,687.86	17.0%	8	14.8%
8 > & <= 9 years	\$119,571.82	1.0%	1	1.9%
9 > & <= 10 years	\$902,016.92	7.4%	3	5.6%
> 10 years	\$2,934,888.90	24.2%	19	35.2%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,951,501.22	16.1%	7	13.0%
New South Wales	\$1,378,038.01	11.4%	5	9.3%
Northern Territory	\$195,652.91	1.6%	1	1.9%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$5,130,532.20	42.3%	27	50.0%
Tasmania	\$193,478.19	1.6%	1	1.9%
Victoria	\$2,035,622.68	16.8%	7	13.0%
Western Australia	\$1,233,891.09	10.2%	6	11.1%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$9,072,618.04	74.9%	34	63.0%
Non-metro	\$3,046,098.26	25.1%	20	37.0%
Inner city	\$0.00	0.0%	0	0.0%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$11,120,009.05	91.8%	50	92.6%
Residential Unit	\$998,707.25	8.2%	4	7.4%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$0.00	0.0%	0	0.0%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$10,798,351.43	89.1%	47	87.0%
Investment	\$1,320,364.87	10.9%	7	13.0%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 8

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$0.00	0.0%	0	0.0%
Pay-as-you-earn employee (casual)	\$98,138.41	0.8%	1	1.9%
Pay-as-you-earn employee (full time)	\$10,641,618.50	87.8%	43	79.6%
Pay-as-you-earn employee (part time)	\$1,010,815.17	8.3%	8	14.8%
Self employed	\$328,588.95	2.7%	1	1.9%
No data	\$0.00	0.0%	0	0.0%
Other	\$39,555.27	0.3%	1	1.9%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$10,961,371.35	90.4%	52	96.3%
0 > and <= 30 days	\$1,157,344.95	9.6%	2	3.7%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$0.00	0.0%	0	0.0%
	\$12,118,716.30	100.0%	54	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$11,384,028.79	93.9%	51	94.4%
Fixed	\$734,687.51	6.1%	3	5.6%
	\$12,118,716.30	100.0%	54	100.0%

