

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Jun-25
Collections Period ending	31-May-25

NOTE SUMMARY (FOLLOWING PAYMENT DAY DISTRIBUTION)

Class	S&P/Fitch Rating	Initial Invested Amount (A\$)	Invested Amount (A\$)	Stated Amount (A\$)	Note Factor (current distribution date)	Current Distribution Date	Interest Rate	Original Subordination	Current Subordination	
A	AAA(sf)/AAAsf	460,000,000.00	286,758,564.07	286,758,564.07	62.34%	17/06/2025	4.94%	8.00%	12.24%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/06/2025	5.67%	2.75%	4.21%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/06/2025	6.67%	1.15%	1.76%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/06/2025	7.17%	0.25%	0.38%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/06/2025	10.47%	N/A	N/A	AU3FN0080651

	AT ISSUE	31-May-25
Pool Balance	\$495,999,885.13	\$324,165,242.13
Number of Loans	1,935	1,438
Avg Loan Balance	\$256,330.69	\$225,427.85
Maximum Loan Balance	\$986,752.58	\$936,008.43
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.33%
Weighted Avg Seasoning (mths)	55.1	78.2
Maximum Remaining Term (mths)	357.00	334.00
Weighted Avg Remaining Term (mths)	292.83	271.00
Maximum Current LVR	89.90%	88.98%
Weighted Avg Current LVR	56.66%	52.44%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	0	\$0.00	0.00%
60 > and <= 90 days	3	\$523,081.02	0.16%
90 > days	3	\$492,948.97	0.15%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$20,632,509.23	6.4%	362	25.2%
20% > & <= 30%	\$27,456,890.27	8.5%	161	11.2%
30% > & <= 40%	\$37,897,731.65	11.7%	180	12.5%
40% > & <= 50%	\$51,790,518.20	16.0%	183	12.7%
50% > & <= 60%	\$58,013,989.68	17.9%	189	13.1%
60% > & <= 65%	\$33,814,437.73	10.4%	102	7.1%
65% > & <= 70%	\$27,994,318.82	8.6%	80	5.6%
70% > & <= 75%	\$27,803,146.07	8.7%	78	5.4%
75% > & <= 80%	\$16,893,045.65	5.2%	46	3.2%
80% > & <= 85%	\$14,921,779.31	4.6%	40	2.8%
85% > & <= 90%	\$6,946,875.52	2.1%	17	1.2%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$324,165,242.13	100.0%	1,438	100.0%

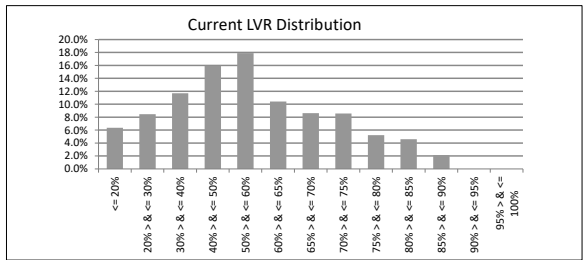


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$3,061,489.00	0.9%	53	3.7%
25% > & <= 30%	\$4,658,876.58	1.4%	59	4.1%
30% > & <= 40%	\$12,312,618.84	3.8%	86	6.0%
40% > & <= 50%	\$23,603,297.40	7.3%	118	8.2%
50% > & <= 60%	\$31,513,555.43	9.7%	151	10.5%
60% > & <= 65%	\$22,511,885.82	6.9%	101	7.0%
65% > & <= 70%	\$32,657,316.24	10.1%	145	10.1%
70% > & <= 75%	\$36,469,696.00	11.3%	150	10.4%
75% > & <= 80%	\$99,058,705.59	30.6%	368	25.6%
80% > & <= 85%	\$5,367,906.02	1.7%	18	1.3%
85% > & <= 90%	\$30,221,801.60	9.3%	107	7.4%
90% > & <= 95%	\$22,528,793.24	6.9%	81	5.6%
95% > & <= 100%	\$198,300.37	0.1%	1	0.1%
	\$324,165,242.13	100.0%	1,438	100.0%

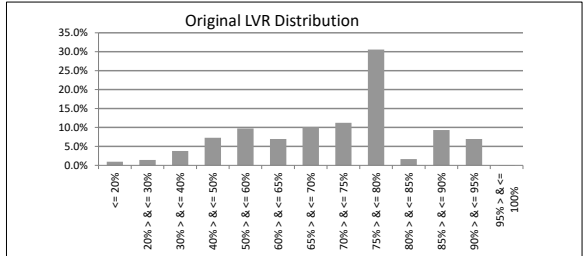


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,723,723.20	1.5%	112	7.8%
10 year > & <= 12 years	\$4,177,520.61	1.3%	64	4.5%
12 year > & <= 14 years	\$6,770,659.08	2.1%	82	5.7%
14 year > & <= 16 years	\$15,294,574.84	4.7%	120	8.3%
16 year > & <= 18 years	\$23,598,522.07	7.3%	138	9.6%
18 year > & <= 20 years	\$22,044,798.65	6.8%	113	7.9%
20 year > & <= 22 years	\$35,737,679.38	11.0%	169	11.8%
22 year > & <= 24 years	\$54,473,531.23	16.8%	188	13.1%
24 year > & <= 26 years	\$77,706,897.28	24.0%	236	16.4%
26 year > & <= 28 years	\$79,637,335.79	24.6%	216	15.0%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$324,165,242.13	100.0%	1,438	100.0%

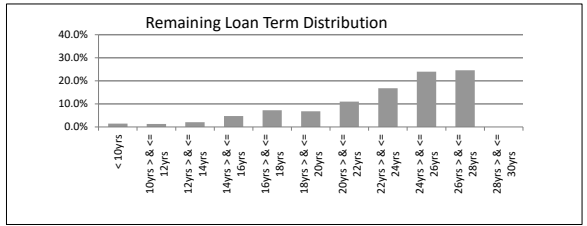


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$21,988,795.10	6.8%	476	33.1%
\$100000 > & <= \$200000	\$41,987,955.70	13.0%	279	19.4%
\$200000 > & <= \$300000	\$61,595,104.71	19.0%	246	17.1%
\$300000 > & <= \$400000	\$68,229,898.62	21.0%	196	13.6%
\$400000 > & <= \$500000	\$50,501,256.17	15.6%	115	8.0%
\$500000 > & <= \$600000	\$34,450,470.18	10.6%	63	4.4%
\$600000 > & <= \$700000	\$19,390,220.72	6.0%	30	2.1%
\$700000 > & <= \$800000	\$16,416,655.87	5.1%	22	1.5%
\$800000 > & <= \$900000	\$4,967,586.35	1.5%	6	0.4%
\$900000 > & <= \$1000000	\$4,637,298.71	1.4%	5	0.3%
	\$324,165,242.13	100.0%	1,438	100.0%

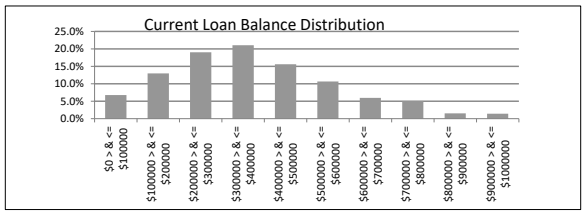


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$38,083,616.34	11.7%	109	7.6%
3 > & <= 4 years	\$51,219,138.34	15.8%	177	12.3%
4 > & <= 5 years	\$49,030,979.66	15.1%	163	11.3%
5 > & <= 6 years	\$43,919,993.45	13.5%	151	10.5%
6 > & <= 7 years	\$30,401,291.64	9.4%	123	8.6%
7 > & <= 8 years	\$26,461,155.38	8.2%	105	7.3%
8 > & <= 9 years	\$21,551,190.80	6.6%	116	8.1%
9 > & <= 10 years	\$15,729,793.83	4.9%	89	6.2%
> 10 years	\$47,768,082.69	14.7%	405	28.2%
	\$324,165,242.13	100.0%	1,438	100.0%

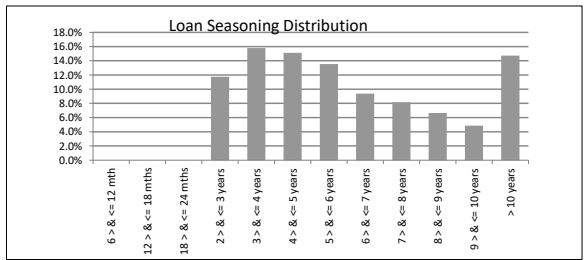


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$7,891,880.98	2.4%	26	1.8%
2914	\$6,448,535.22	2.0%	16	1.1%
2620	\$5,508,081.72	1.7%	18	1.3%
2913	\$5,420,085.84	1.7%	17	1.2%
5608	\$4,365,897.55	1.3%	37	2.6%
2902	\$3,703,819.32	1.1%	16	1.1%
2607	\$3,344,102.64	1.0%	7	0.5%
5700	\$3,190,769.18	1.0%	22	1.5%
2905	\$3,034,060.61	0.9%	11	0.8%
5600	\$2,962,954.97	0.9%	17	1.2%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Jun-25
Collections Period ending	31-May-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$55,008,373.09	17.0%	181	12.6%
New South Wales	\$61,970,497.56	19.1%	237	16.5%
Northern Territory	\$740,923.11	0.2%	3	0.2%
Queensland	\$7,802,626.63	2.4%	31	2.2%
South Australia	\$100,099,819.04	30.9%	616	42.8%
Tasmania	\$2,073,218.81	0.6%	6	0.4%
Victoria	\$51,861,222.94	16.0%	171	11.9%
Western Australia	\$44,608,560.95	13.8%	193	13.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$258,301,945.64	79.7%	1049	72.9%
Non-metro	\$64,920,090.84	20.0%	385	26.8%
Inner city	\$943,205.65	0.3%	4	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$295,987,982.00	91.3%	1299	90.3%
Residential Unit	\$26,256,582.02	8.1%	133	9.2%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,920,678.11	0.6%	6	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$261,095,910.05	80.5%	1194	83.0%
Investment	\$63,069,332.08	19.5%	244	17.0%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$6,488,250.57	2.0%	22	1.5%
Pay-as-you-earn employee (casual)	\$11,888,052.32	3.7%	60	4.2%
Pay-as-you-earn employee (full time)	\$248,245,819.34	76.6%	1037	72.1%
Pay-as-you-earn employee (part time)	\$20,852,389.44	6.4%	101	7.0%
Self employed	\$19,161,709.41	5.9%	93	6.5%
No data	\$17,529,021.05	5.4%	125	8.7%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$308,526,004.31	95.2%	1366	95.0%
Genworth	\$15,639,237.82	4.8%	72	5.0%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$320,861,440.62	99.0%	1422	98.9%
0 > and <= 30 days	\$2,287,771.52	0.7%	10	0.7%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$523,081.02	0.2%	3	0.2%
90 > days	\$492,948.97	0.2%	3	0.2%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$311,889,539.43	96.2%	1386	96.4%
Fixed	\$12,275,702.70	3.8%	52	3.6%
	\$324,165,242.13	100.0%	1,438	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.97%	52
Variable Interest Rate	6.34%	1386

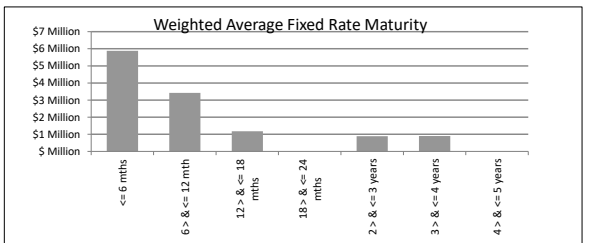
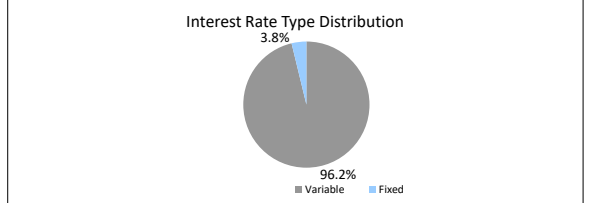
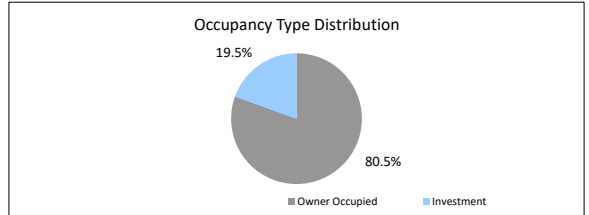
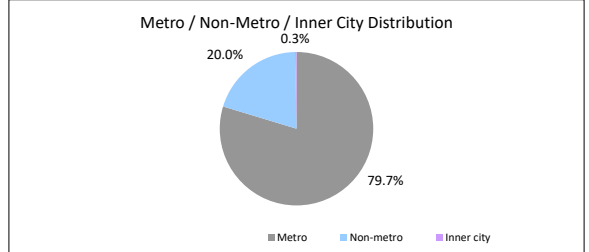
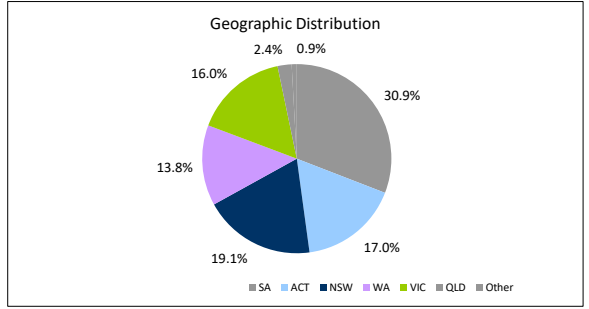
TABLE 16

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.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$5,883,772.94	47.9%	24	5.86%
6 > & <= 12 mth	\$3,425,921.26	27.9%	12	5.86%
12 > & <= 18 mths	\$1,173,459.76	9.6%	8	6.38%
18 > & <= 24 mths	\$0.00	0.0%	0	#DIV/0!
2 > & <= 3 years	\$893,302.86	7.3%	4	6.14%
3 > & <= 4 years	\$899,245.88	7.3%	4	6.39%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	\$12,275,702.70	100.0%	52	



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-May-25**

SUMMARY		31-May-25
Pool Balance		\$15,166,965.20
Number of Loans		67
Avg Loan Balance		\$226,372.61
Maximum Loan Balance		\$764,490.64
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		6.16%
Weighted Avg Seasoning (mths)		82.4
Maximum Remaining Term (mths)		330.00
Weighted Avg Remaining Term (mths)		268.23
Maximum Current LVR		87.10%
Weighted Avg Current LVR		52.96%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$1,016,944.68	6.7%	12	17.9%
20% > & <= 30%		\$772,960.31	5.1%	6	9.0%
30% > & <= 40%		\$1,320,017.92	8.7%	7	10.4%
40% > & <= 50%		\$3,353,761.66	22.1%	13	19.4%
50% > & <= 60%		\$2,487,278.31	16.4%	10	14.9%
60% > & <= 65%		\$2,068,786.57	13.6%	8	11.9%
65% > & <= 70%		\$725,137.27	4.8%	2	3.0%
70% > & <= 75%		\$836,243.07	5.5%	3	4.5%
75% > & <= 80%		\$1,497,250.95	9.9%	3	4.5%
80% > & <= 85%		\$507,051.49	3.3%	1	1.5%
85% > & <= 90%		\$581,532.97	3.8%	2	3.0%
90% > & <= 95%		\$0.00	0.0%	0	0.0%
95% > & <= 100%		\$0.00	0.0%	0	0.0%
		\$15,166,965.20	100.0%	67	100.0%

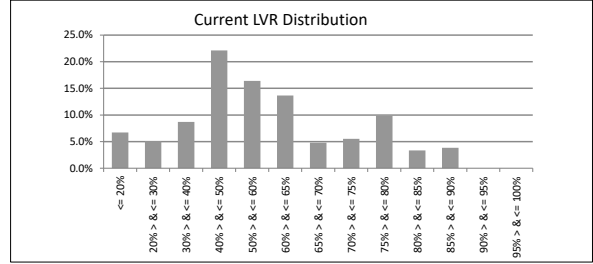


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000		\$980,587.74	6.5%	16	23.9%
\$100000 > & <= \$200000		\$2,730,650.61	18.0%	19	28.4%
\$200000 > & <= \$300000		\$3,767,543.69	24.8%	15	22.4%
\$300000 > & <= \$400000		\$2,876,610.72	19.0%	8	11.9%
\$400000 > & <= \$500000		\$1,800,280.39	11.9%	4	6.0%
\$500000 > & <= \$600000		\$2,246,801.41	14.8%	4	6.0%
\$600000 > & <= \$700000		\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000		\$764,490.64	5.0%	1	1.5%
\$800000 > & <= \$900000		\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000		\$0.00	0.0%	0	0.0%
		\$15,166,965.20	100.0%	67	100.0%

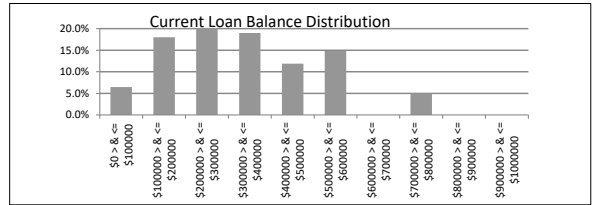


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths		\$0.00	0.0%	0	0.0%
> & <= 12 mth		\$0.00	0.0%	0	0.0%
12 > & <= 18 mths		\$0.00	0.0%	0	0.0%
18 > & <= 24 mths		\$0.00	0.0%	0	0.0%
2 > & <= 3 years		\$1,622,823.06	10.7%	4	6.0%
3 > & <= 4 years		\$3,527,637.09	23.3%	12	17.9%
4 > & <= 5 years		\$1,885,653.41	12.4%	11	16.4%
5 > & <= 6 years		\$805,738.06	5.3%	3	4.5%
6 > & <= 7 years		\$2,133,085.22	14.1%	8	11.9%
7 > & <= 8 years		\$432,383.51	2.9%	3	4.5%
8 > & <= 9 years		\$1,159,708.45	7.6%	4	6.0%
9 > & <= 10 years		\$300,087.80	2.0%	3	4.5%
> 10 years		\$3,299,848.60	21.8%	19	28.4%
		\$15,166,965.20	100.0%	67	100.0%

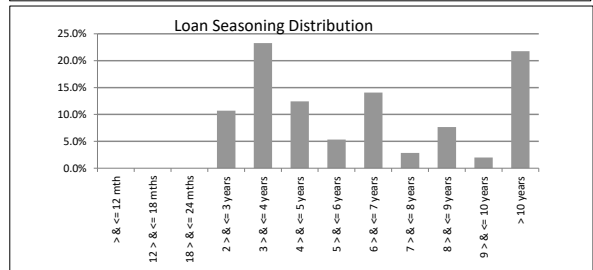


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$2,253,292.43	14.9%	8	11.9%
New South Wales		\$1,967,581.63	13.0%	7	10.4%
Northern Territory		\$207,132.17	1.4%	1	1.5%
Queensland		\$160,665.21	1.1%	1	1.5%
South Australia		\$6,064,324.45	40.0%	31	46.3%
Tasmania		\$198,868.79	1.3%	1	1.5%
Victoria		\$2,497,300.24	16.5%	10	14.9%
Western Australia		\$1,817,800.28	12.0%	8	11.9%
		\$15,166,965.20	100.0%	67	100.0%

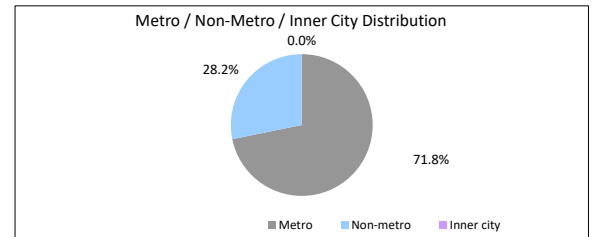


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$10,889,466.52	71.8%	42	62.7%
Non-metro		\$4,277,498.68	28.2%	25	37.3%
Inner city		\$0.00	0.0%	0	0.0%
		\$15,166,965.20	100.0%	67	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$13,877,645.18	91.5%	61	91.0%
Residential Unit		\$1,289,320.02	8.5%	6	9.0%
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%
		\$15,166,965.20	100.0%	67	100.0%

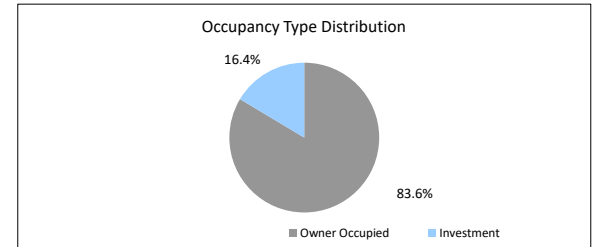


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$12,677,321.68	83.6%	53	79.1%
Investment		\$2,489,643.52	16.4%	14	20.9%
		\$15,166,965.20	100.0%	67	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$160,665.21	1.1%	1	1.5%
Pay-as-you-earn employee (casual)		\$107,421.56	0.7%	1	1.5%
Pay-as-you-earn employee (full time)		\$12,666,151.54	83.5%	51	76.1%
Pay-as-you-earn employee (part time)		\$1,575,958.12	10.4%	10	14.9%
Self employed		\$340,005.21	2.2%	1	1.5%
No data		\$280,435.57	1.8%	2	3.0%
Other		\$36,327.99	0.2%	1	1.5%
		\$15,166,965.20	100.0%	67	100.0%

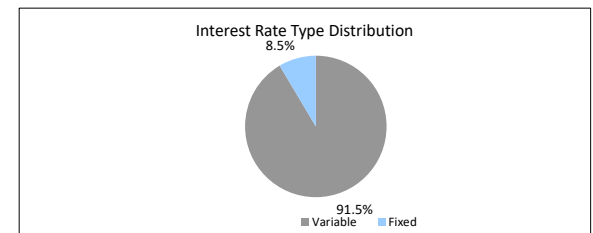


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$13,636,138.64	89.9%	63	94.0%
0 > and <= 30 days		\$69,541.07	0.5%	1	1.5%
30 > and <= 60 days		\$764,490.64	5.0%	1	1.5%
60 > and <= 90 days		\$265,603.13	1.8%	1	1.5%
90 > days		\$431,191.72	2.8%	1	1.5%
		\$15,166,965.20	100.0%	67	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$13,872,310.33	91.5%	63	94.0%
Fixed		\$1,294,654.87	8.5%	4	6.0%
		\$15,166,965.20	100.0%	67	100.0%