

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Jun-26
Collections Period ending	31-May-26

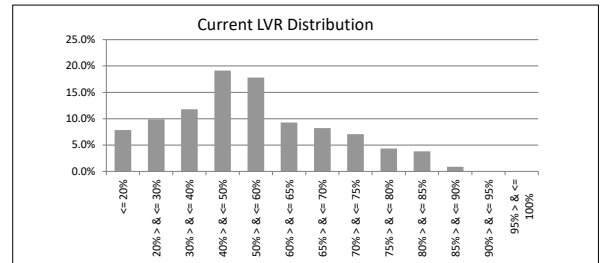
NOTE SUMMARY (FOLLOWING PAYMENT DAY DISTRIBUTION)

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	211,389,523.75	211,389,523.75	45.95%	17/06/2026	5.47%	8.00%	15.91%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/06/2026	6.20%	2.75%	5.47%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/06/2026	7.20%	1.15%	2.29%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/06/2026	7.70%	0.25%	0.50%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/06/2026	11.00%	N/A	N/A	AU3FN0080651

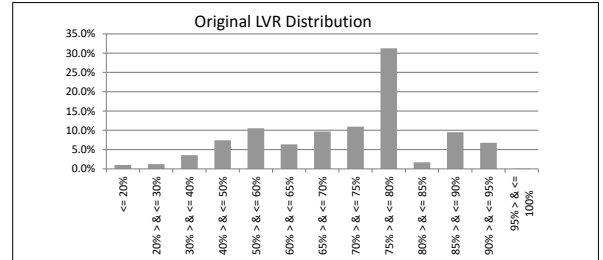
	AT ISSUE	31-May-26
Pool Balance	\$495,999,885.13	\$249,394,368.80
Number of Loans	1,935	1,200
Avg Loan Balance	\$256,330.69	\$207,828.64
Maximum Loan Balance	\$986,752.58	\$907,721.24
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.28%
Weighted Avg Seasoning (mths)	55.1	90.4
Maximum Remaining Term (mths)	357.00	322.00
Weighted Avg Remaining Term (mths)	292.83	260.00
Maximum Current LVR	89.90%	87.53%
Weighted Avg Current LVR	56.66%	49.85%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$331,864.37	0.13%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	1	\$223,182.06	0.09%

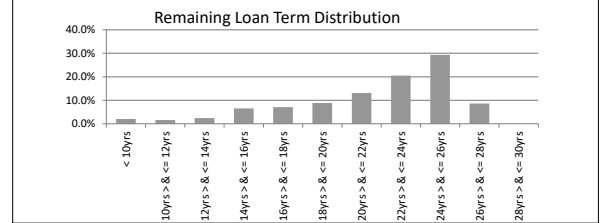
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$19,569,934.46	7.8%	357	29.8%
20% > & <= 30%	\$24,633,367.30	9.9%	141	11.8%
30% > & <= 40%	\$29,409,609.40	11.8%	143	11.9%
40% > & <= 50%	\$47,699,245.47	19.1%	165	13.8%
50% > & <= 60%	\$44,388,642.64	17.8%	150	12.5%
60% > & <= 65%	\$23,087,732.42	9.3%	72	6.0%
65% > & <= 70%	\$20,488,491.93	8.2%	58	4.8%
70% > & <= 75%	\$17,644,289.20	7.1%	54	4.5%
75% > & <= 80%	\$10,794,505.76	4.3%	29	2.4%
80% > & <= 85%	\$9,498,898.68	3.8%	25	2.1%
85% > & <= 90%	\$2,179,651.54	0.9%	6	0.5%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$249,394,368.80	100.0%	1,200	100.0%



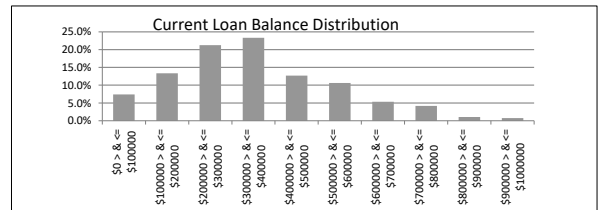
Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$2,466,230.49	1.0%	48	4.0%
25% > & <= 30%	\$3,030,987.21	1.2%	47	3.9%
30% > & <= 40%	\$8,880,322.87	3.6%	72	6.0%
40% > & <= 50%	\$18,484,507.35	7.4%	105	8.8%
50% > & <= 60%	\$26,245,911.46	10.5%	124	10.3%
60% > & <= 65%	\$15,872,280.02	6.4%	80	6.7%
65% > & <= 70%	\$24,187,437.54	9.7%	121	10.1%
70% > & <= 75%	\$27,328,226.08	11.0%	120	10.0%
75% > & <= 80%	\$77,886,612.34	31.2%	312	26.0%
80% > & <= 85%	\$4,220,371.72	1.7%	15	1.3%
85% > & <= 90%	\$23,718,855.07	9.5%	90	7.5%
90% > & <= 95%	\$16,877,221.34	6.8%	65	5.4%
95% > & <= 100%	\$195,405.31	0.1%	1	0.1%
	\$249,394,368.80	100.0%	1,200	100.0%



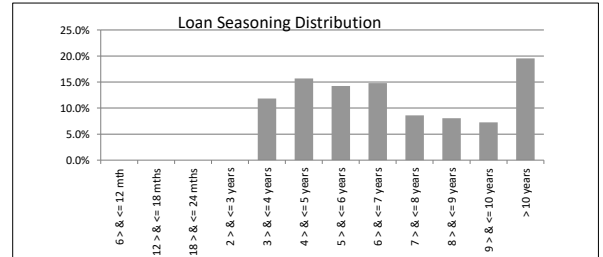
Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$5,180,938.26	2.1%	124	10.3%
10 year > & <= 12 years	\$3,899,800.80	1.6%	61	5.1%
12 year > & <= 14 years	\$6,005,818.60	2.4%	78	6.5%
14 year > & <= 16 years	\$16,225,453.46	6.5%	110	9.2%
16 year > & <= 18 years	\$17,614,196.07	7.1%	108	9.0%
18 year > & <= 20 years	\$22,107,703.02	8.9%	114	9.5%
20 year > & <= 22 years	\$32,612,958.38	13.1%	146	12.2%
22 year > & <= 24 years	\$51,080,485.33	20.5%	174	14.5%
24 year > & <= 26 years	\$73,179,328.99	29.3%	228	19.0%
26 year > & <= 28 years	\$21,487,685.89	8.6%	57	4.8%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$249,394,368.80	100.0%	1,200	100.0%



Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$18,513,937.25	7.4%	437	36.4%
\$100000 > & <= \$200000	\$33,241,716.93	13.3%	224	18.7%
\$200000 > & <= \$300000	\$53,034,404.90	21.3%	213	17.8%
\$300000 > & <= \$400000	\$58,174,193.08	23.3%	167	13.9%
\$400000 > & <= \$500000	\$31,707,991.01	12.7%	71	5.9%
\$500000 > & <= \$600000	\$26,567,654.61	10.7%	48	4.0%
\$600000 > & <= \$700000	\$13,342,778.18	5.4%	21	1.8%
\$700000 > & <= \$800000	\$10,415,573.87	4.2%	14	1.2%
\$800000 > & <= \$900000	\$2,587,462.19	1.0%	3	0.3%
\$900000 > & <= \$1000000	\$1,808,656.78	0.7%	2	0.2%
	\$249,394,368.80	100.0%	1,200	100.0%



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	\$29,496,439.12	11.8%	91	7.6%
4 > & <= 5 years	\$39,113,413.66	15.7%	147	12.3%
5 > & <= 6 years	\$35,490,811.88	14.2%	125	10.4%
6 > & <= 7 years	\$36,909,082.89	14.8%	129	10.8%
7 > & <= 8 years	\$21,440,298.85	8.6%	99	8.3%
8 > & <= 9 years	\$20,083,738.68	8.1%	89	7.4%
9 > & <= 10 years	\$18,124,123.82	7.3%	100	8.3%
> 10 years	\$48,736,459.90	19.5%	420	35.0%
	\$249,394,368.80	100.0%	1,200	100.0%



The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Jun-26
Collections Period ending	31-May-26

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	\$5,661,257.90	2.3%	21	1.8%
2914	\$4,531,902.73	1.8%	13	1.1%
2913	\$4,370,347.36	1.8%	14	1.2%
2620	\$3,817,583.34	1.5%	14	1.2%
2902	\$3,418,247.18	1.4%	14	1.2%
5608	\$3,263,842.55	1.3%	30	2.5%
2905	\$2,638,294.23	1.1%	11	0.9%
5700	\$2,628,803.68	1.1%	18	1.5%
2650	\$2,388,413.79	1.0%	15	1.3%
2615	\$1,975,574.82	0.8%	9	0.8%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$41,079,324.01	16.5%	145	12.1%
New South Wales	\$47,650,599.69	19.1%	197	16.4%
Northern Territory	\$639,876.71	0.3%	3	0.3%
Queensland	\$6,690,642.87	2.7%	27	2.3%
South Australia	\$76,357,391.94	30.6%	519	43.3%
Tasmania	\$2,010,583.70	0.8%	6	0.5%
Victoria	\$42,084,371.05	16.9%	149	12.4%
Western Australia	\$32,881,578.83	13.2%	154	12.8%
Undefined	\$0.00	0.0%	0	0.0%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$198,742,846.00	79.7%	883	73.6%
Non-metro	\$50,019,454.87	20.1%	315	26.3%
Inner city	\$632,067.93	0.3%	2	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$226,471,338.47	90.8%	1081	90.1%
Residential Unit	\$21,722,270.66	8.7%	114	9.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,200,759.67	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$201,496,219.04	80.8%	1002	83.5%
Investment	\$47,898,149.76	19.2%	198	16.5%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$4,581,401.95	1.8%	15	1.3%
Pay-as-you-earn employee (casual)	\$9,284,585.17	3.7%	49	4.1%
Pay-as-you-earn employee (full time)	\$187,747,203.67	75.3%	854	71.2%
Pay-as-you-earn employee (part time)	\$17,888,920.90	7.2%	91	7.6%
Self employed	\$16,141,149.51	6.5%	84	7.0%
No data	\$13,751,107.60	5.5%	107	8.9%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$237,878,680.54	95.4%	1139	94.9%
Genworth/Helia	\$11,515,688.26	4.6%	61	5.1%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$247,383,144.72	99.2%	1189	99.1%
0 > and <= 30 days	\$1,456,177.65	0.6%	9	0.8%
30 > and <= 60 days	\$331,864.37	0.1%	1	0.1%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$223,182.06	0.1%	1	0.1%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$241,096,345.42	96.7%	1162	96.8%
Fixed	\$8,298,023.38	3.3%	38	3.2%
	\$249,394,368.80	100.0%	1,200	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.82%	38
Variable Interest Rate	6.29%	1162

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

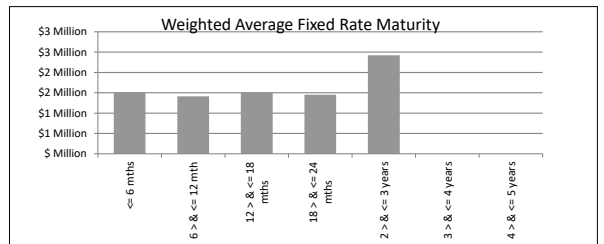
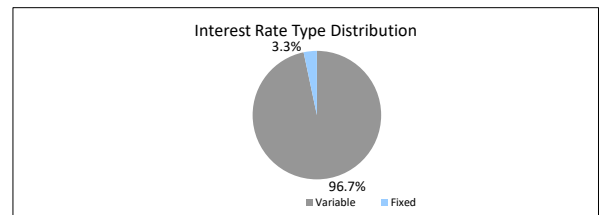
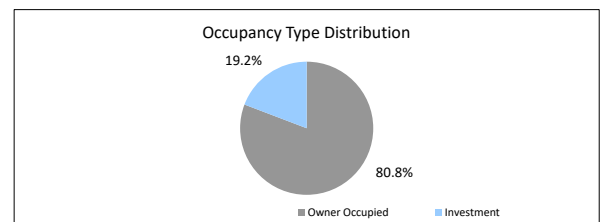
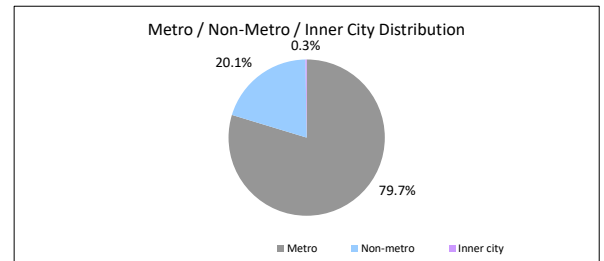
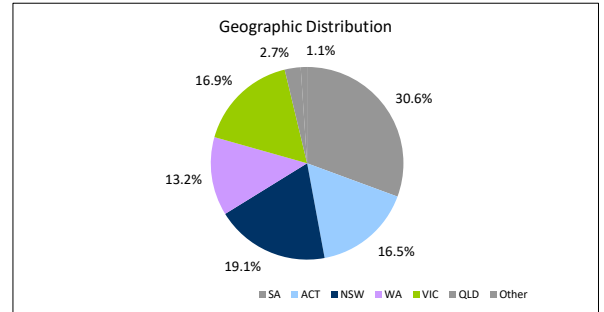
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$1,512,734.27	18.2%	9	6.14%
6 > & <= 12 mth	\$1,412,803.82	17.0%	5	5.85%
12 > & <= 18 mths	\$1,495,206.36	18.0%	7	5.68%
18 > & <= 24 mths	\$1,453,832.77	17.5%	7	5.72%
2 > & <= 3 years	\$2,423,446.16	29.2%	10	5.75%
3 > & <= 4 years	\$0.00	0.0%	0	0.00%
4 > & <= 5 years	\$0.00	0.0%	0	0.00%
	\$8,298,023.38	100.0%	38	

TABLE 18

CPR	21.03%
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The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-May-26**

SUMMARY **31-May-26**

Pool Balance	\$12,087,157.04
Number of Loans	54
Avg Loan Balance	\$223,836.24
Maximum Loan Balance	\$760,673.82
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	6.04%
Weighted Avg Seasoning (mths)	94.6
Maximum Remaining Term (mths)	318.00
Weighted Avg Remaining Term (mths)	255.61
Maximum Current LVR	86.10%
Weighted Avg Current LVR	54.16%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$580,312.89	4.8%	9	16.7%
20% > & <= 30%	\$573,845.20	4.7%	8	11.1%
30% > & <= 40%	\$1,321,374.14	10.9%	6	11.1%
40% > & <= 50%	\$1,867,301.74	15.4%	8	14.8%
50% > & <= 60%	\$2,504,665.41	20.7%	9	16.7%
60% > & <= 65%	\$1,553,743.02	12.9%	5	9.3%
65% > & <= 70%	\$1,187,031.95	9.8%	3	5.6%
70% > & <= 75%	\$461,124.34	3.8%	2	3.7%
75% > & <= 80%	\$1,457,435.80	12.1%	4	7.4%
80% > & <= 85%	\$0.00	0.0%	0	0.0%
85% > & <= 90%	\$580,322.55	4.8%	2	3.7%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
Total	\$12,087,157.04	100.0%	54	100.0%

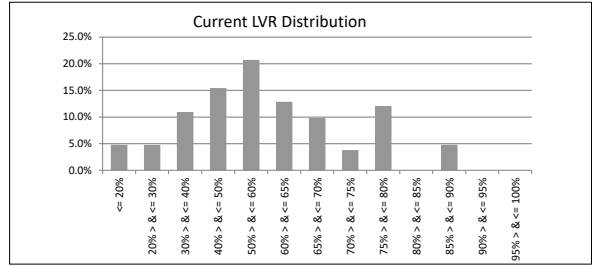


TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$996,597.22	8.2%	17	31.5%
\$100000 > & <= \$200000	\$1,581,119.19	13.1%	11	20.4%
\$200000 > & <= \$300000	\$2,535,212.96	21.0%	10	18.5%
\$300000 > & <= \$400000	\$3,167,880.89	26.2%	9	16.7%
\$400000 > & <= \$500000	\$1,361,882.81	11.3%	3	5.6%
\$500000 > & <= \$600000	\$1,683,790.06	13.9%	3	5.6%
\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000	\$760,673.82	6.3%	1	1.9%
\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
Total	\$12,087,157.04	100.0%	54	100.0%

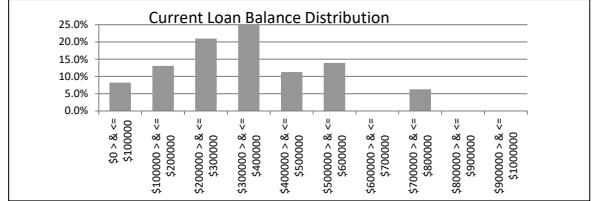


TABLE 3

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	\$1,586,196.95	13.1%	4	7.4%
4 > & <= 5 years	\$2,952,802.41	24.4%	10	18.5%
5 > & <= 6 years	\$795,369.80	6.6%	6	11.1%
6 > & <= 7 years	\$761,811.14	6.3%	3	5.6%
7 > & <= 8 years	\$2,052,507.11	17.0%	8	14.8%
8 > & <= 9 years	\$119,122.20	1.0%	1	1.9%
9 > & <= 10 years	\$900,103.53	7.4%	3	5.6%
> 10 years	\$2,919,243.90	24.2%	19	35.2%
Total	\$12,087,157.04	100.0%	54	100.0%

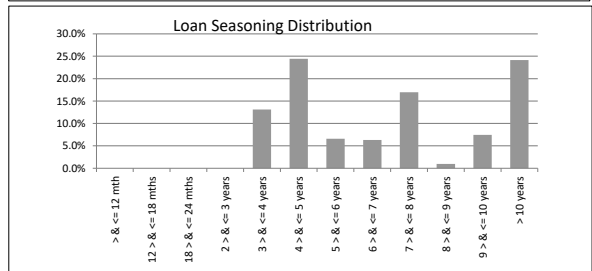


TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,959,916.93	16.2%	7	13.0%
New South Wales	\$1,373,057.84	11.4%	5	9.3%
Northern Territory	\$194,099.75	1.6%	1	1.9%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$5,105,911.72	42.2%	27	50.0%
Tasmania	\$193,157.74	1.6%	1	1.9%
Victoria	\$2,035,012.47	16.8%	7	13.0%
Western Australia	\$1,226,000.59	10.1%	6	11.1%
Total	\$12,087,157.04	100.0%	54	100.0%

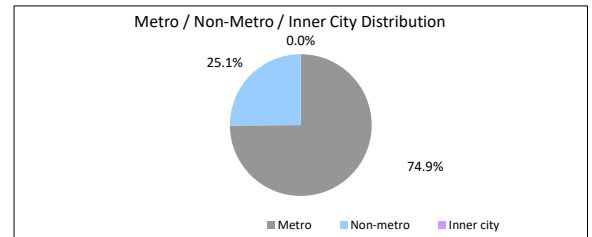


TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$9,053,267.77	74.9%	34	63.0%
Non-metro	\$3,033,889.27	25.1%	20	37.0%
Inner city	\$0.00	0.0%	0	0.0%
Total	\$12,087,157.04	100.0%	54	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$11,093,474.34	91.8%	50	92.6%
Residential Unit	\$993,682.70	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%
Total	\$12,087,157.04	100.0%	54	100.0%

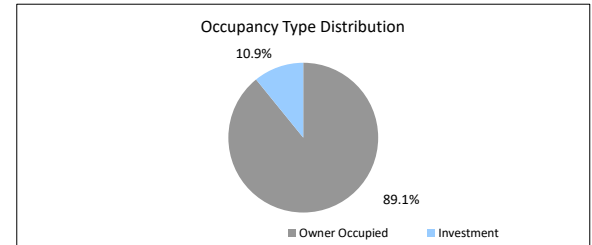


TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$10,775,308.38	89.1%	47	87.0%
Investment	\$1,311,848.66	10.9%	7	13.0%
Total	\$12,087,157.04	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)	\$96,937.54	0.8%	1	1.9%
Pay-as-you-earn employee (full time)	\$10,609,510.41	87.8%	43	79.6%
Pay-as-you-earn employee (part time)	\$1,014,978.40	8.4%	8	14.8%
Self employed	\$327,479.72	2.7%	1	1.9%
No data	\$0.00	0.0%	0	0.0%
Other	\$38,250.97	0.3%	1	1.9%
Total	\$12,087,157.04	100.0%	54	100.0%

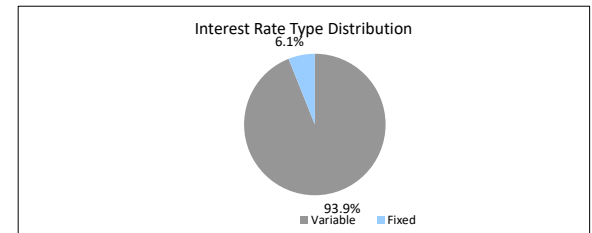


TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$10,672,532.85	88.3%	51	94.4%
0 > and <= 30 days	\$653,950.37	5.4%	2	3.7%
30 > and <= 60 days	\$760,673.82	6.3%	1	1.9%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$0.00	0.0%	0	0.0%
Total	\$12,087,157.04	100.0%	54	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$11,354,784.47	93.9%	51	94.4%
Fixed	\$732,372.57	6.1%	3	5.6%
Total	\$12,087,157.04	100.0%	54	100.0%