

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	17-Apr-26
Collections Period ending	31-Mar-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	222,491,910.43	222,491,910.43	48.37%	17/04/2026	5.12%	8.00%	15.24%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/04/2026	5.85%	2.75%	5.24%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/04/2026	6.85%	1.15%	2.19%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/04/2026	7.35%	0.25%	0.48%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/04/2026	10.65%	N/A	N/A	AU3FN0080651

	AT ISSUE	31-Mar-26
Pool Balance	\$495,999,885.13	\$260,408,641.30
Number of Loans	1,935	1,239
Avg Loan Balance	\$256,330.69	\$210,176.47
Maximum Loan Balance	\$986,752.58	\$909,052.19
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.29%
Weighted Avg Seasoning (mths)	55.1	89.0
Maximum Remaining Term (mths)	357.00	324.00
Weighted Avg Remaining Term (mths)	292.83	261.25
Maximum Current LVR	89.90%	87.80%
Weighted Avg Current LVR	56.66%	50.25%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	0	\$0.00	0.00%
60 > and <= 90 days	1	\$367,162.54	0.14%
90 > days	2	\$728,342.94	0.28%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$19,161,864.79	7.4%	355	28.7%
20% > & <= 30%	\$25,869,225.47	9.9%	151	12.2%
30% > & <= 40%	\$29,388,017.10	11.3%	143	11.5%
40% > & <= 50%	\$49,749,204.39	19.1%	173	14.0%
50% > & <= 60%	\$49,675,925.85	19.1%	167	13.5%
60% > & <= 65%	\$21,452,818.09	8.2%	68	5.5%
65% > & <= 70%	\$21,478,648.18	8.2%	61	4.9%
70% > & <= 75%	\$17,673,225.13	6.8%	52	4.2%
75% > & <= 80%	\$13,468,425.89	5.2%	36	2.9%
80% > & <= 85%	\$9,192,392.52	3.5%	25	2.0%
85% > & <= 90%	\$3,298,893.89	1.3%	8	0.6%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$260,408,641.30	100.0%	1,239	100.0%

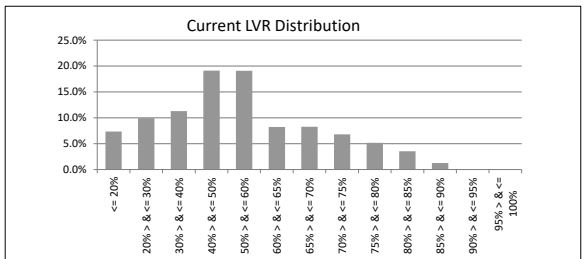


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$2,518,584.79	1.0%	49	4.0%
25% > & <= 30%	\$3,120,407.87	1.2%	49	4.0%
30% > & <= 40%	\$8,989,262.40	3.5%	72	5.8%
40% > & <= 50%	\$19,328,969.84	7.4%	107	8.6%
50% > & <= 60%	\$27,151,050.61	10.4%	129	10.4%
60% > & <= 65%	\$17,404,566.34	6.7%	87	7.0%
65% > & <= 70%	\$25,634,172.91	9.8%	126	10.2%
70% > & <= 75%	\$28,606,705.71	11.0%	125	10.1%
75% > & <= 80%	\$80,091,835.95	30.8%	318	25.7%
80% > & <= 85%	\$4,816,152.16	1.8%	17	1.4%
85% > & <= 90%	\$25,151,876.75	9.7%	93	7.5%
90% > & <= 95%	\$17,398,439.96	6.7%	66	5.3%
95% > & <= 100%	\$196,616.01	0.1%	1	0.1%
	\$260,408,641.30	100.0%	1,239	100.0%

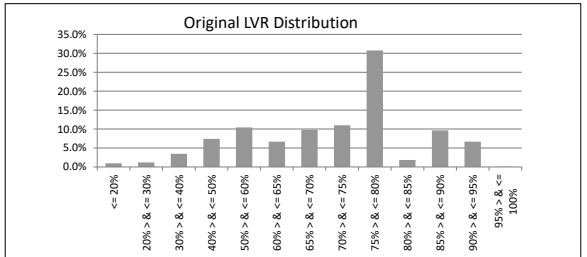


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$5,152,987.01	2.0%	126	10.2%
10 year > & <= 12 years	\$4,176,139.10	1.6%	56	4.5%
12 year > & <= 14 years	\$6,504,321.07	2.5%	84	6.8%
14 year > & <= 16 years	\$16,098,534.41	6.2%	112	9.0%
16 year > & <= 18 years	\$18,483,908.06	7.1%	114	9.2%
18 year > & <= 20 years	\$19,811,684.04	7.6%	101	8.2%
20 year > & <= 22 years	\$34,929,752.89	13.4%	158	12.8%
22 year > & <= 24 years	\$54,453,615.16	20.9%	187	15.1%
24 year > & <= 26 years	\$71,496,500.38	27.5%	225	18.2%
26 year > & <= 28 years	\$29,301,199.18	11.3%	76	6.1%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$260,408,641.30	100.0%	1,239	100.0%

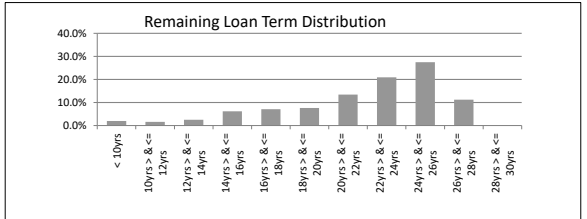


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$18,795,313.64	7.2%	444	35.8%
\$100000 > & <= \$200000	\$35,069,618.30	13.5%	236	19.0%
\$200000 > & <= \$300000	\$53,155,285.26	20.4%	213	17.2%
\$300000 > & <= \$400000	\$61,630,396.47	23.7%	177	14.3%
\$400000 > & <= \$500000	\$34,794,195.86	13.4%	78	6.3%
\$500000 > & <= \$600000	\$25,952,568.72	10.0%	47	3.8%
\$600000 > & <= \$700000	\$14,637,048.60	5.6%	23	1.9%
\$700000 > & <= \$800000	\$11,152,219.16	4.3%	15	1.2%
\$800000 > & <= \$900000	\$3,409,074.83	1.3%	4	0.3%
\$900000 > & <= \$1000000	\$1,812,920.46	0.7%	2	0.2%
	\$260,408,641.30	100.0%	1,239	100.0%

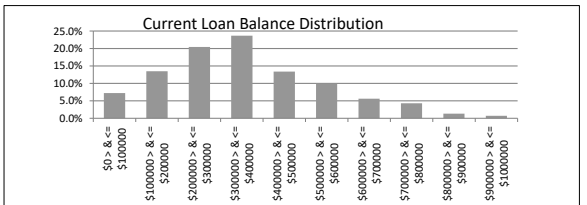


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$0.00	0.0%	0	0.0%
3 > & <= 4 years	\$35,006,486.78	13.4%	112	9.0%
4 > & <= 5 years	\$41,720,653.28	16.0%	154	12.4%
5 > & <= 6 years	\$37,903,757.41	14.6%	127	10.3%
6 > & <= 7 years	\$35,768,310.78	13.7%	128	10.3%
7 > & <= 8 years	\$21,872,362.49	8.4%	103	8.3%
8 > & <= 9 years	\$20,750,977.42	8.0%	91	7.3%
9 > & <= 10 years	\$17,203,288.41	6.6%	101	8.2%
> 10 years	\$50,182,804.73	19.3%	423	34.1%
	\$260,408,641.30	100.0%	1,239	100.0%

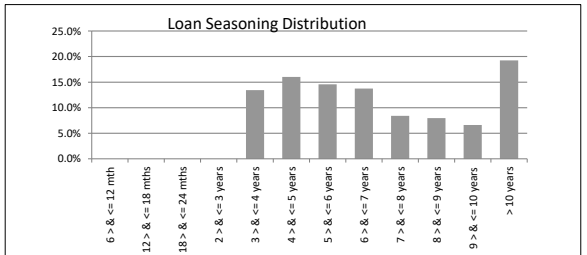


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$5,997,194.25	2.3%	22	1.8%
2914	\$4,575,435.28	1.8%	13	1.0%
2913	\$4,241,989.33	1.6%	14	1.1%
2620	\$3,841,441.41	1.5%	14	1.1%
2902	\$3,564,617.47	1.4%	15	1.2%
5608	\$3,301,183.13	1.3%	30	2.4%
5700	\$2,714,883.94	1.0%	19	1.5%
2905	\$2,661,563.96	1.0%	11	0.9%
2615	\$2,529,444.19	1.0%	11	0.9%
2650	\$2,422,972.09	0.9%	15	1.2%

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	17-Apr-26
Collections Period ending	31-Mar-26

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$42,621,958.65	16.4%	152	12.3%
New South Wales	\$50,448,039.51	19.4%	203	16.4%
Northern Territory	\$654,843.66	0.3%	3	0.2%
Queensland	\$6,738,591.53	2.6%	28	2.3%
South Australia	\$79,673,122.18	30.6%	533	43.0%
Tasmania	\$2,025,541.43	0.8%	6	0.5%
Victoria	\$42,464,853.57	16.3%	150	12.1%
Western Australia	\$35,781,690.77	13.7%	164	13.2%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$208,637,764.66	80.1%	914	73.8%
Non-metro	\$51,135,615.36	19.6%	323	26.1%
Inner city	\$635,261.28	0.2%	2	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$236,671,558.43	90.9%	1116	90.1%
Residential Unit	\$22,494,774.57	8.6%	118	9.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,242,308.30	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$209,638,373.55	80.5%	1034	83.5%
Investment	\$50,770,267.75	19.5%	205	16.5%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$4,618,663.69	1.8%	15	1.2%
Pay-as-you-earn employee (casual)	\$9,505,402.56	3.7%	50	4.0%
Pay-as-you-earn employee (full time)	\$197,363,242.10	75.8%	888	71.7%
Pay-as-you-earn employee (part time)	\$18,354,272.43	7.0%	92	7.4%
Self employed	\$16,701,975.35	6.4%	86	6.9%
No data	\$13,865,085.17	5.3%	108	8.7%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$247,891,164.13	95.2%	1176	94.9%
Genworth/Helia	\$12,517,477.17	4.8%	63	5.1%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$255,454,609.27	98.1%	1221	98.5%
0 > and <= 30 days	\$3,858,526.55	1.5%	15	1.2%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$367,162.54	0.1%	1	0.1%
90 > days	\$728,342.94	0.3%	2	0.2%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$251,887,144.64	96.7%	1201	96.9%
Fixed	\$8,521,496.66	3.3%	38	3.1%
	<b>\$260,408,641.30</b>	<b>100.0%</b>	<b>1,239</b>	<b>100.0%</b>

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.85%	38
Variable Interest Rate	6.30%	1201

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

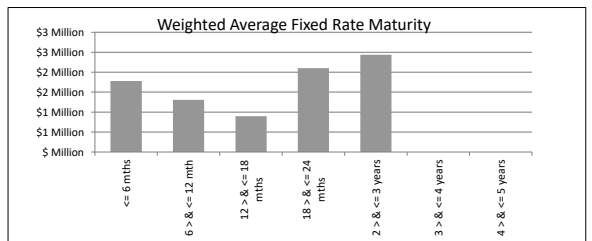
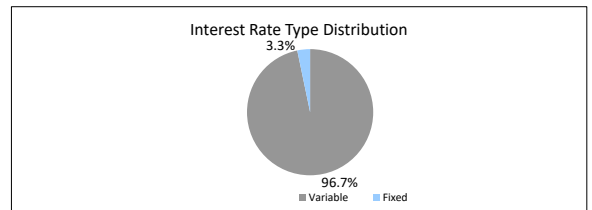
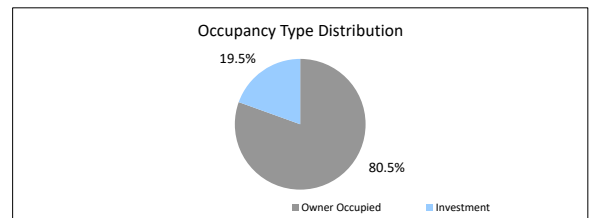
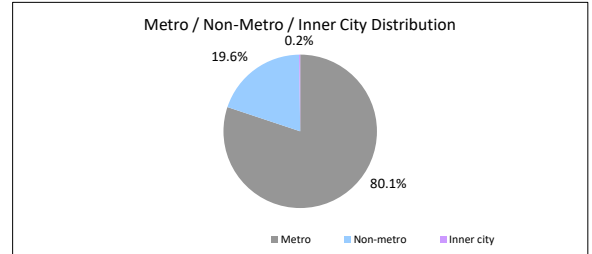
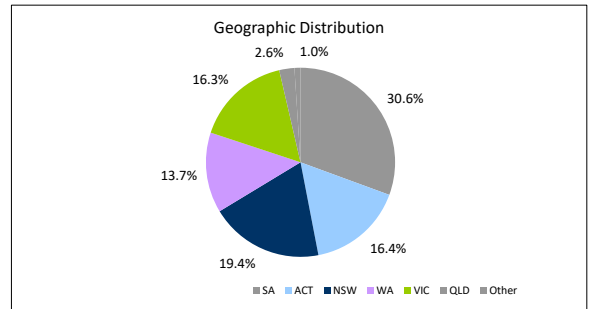
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$1,780,369.59	20.9%	8	6.06%
6 > & <= 12 mth	\$1,305,453.78	15.3%	5	6.08%
12 > & <= 18 mths	\$898,302.07	10.5%	6	5.67%
18 > & <= 24 mths	\$2,101,643.70	24.7%	9	5.72%
2 > & <= 3 years	\$2,435,727.52	28.6%	10	5.75%
3 > & <= 4 years	\$0.00	0.0%	0	0.00%
4 > & <= 5 years	\$0.00	0.0%	0	0.00%
	<b>\$8,521,496.66</b>	<b>100.0%</b>	<b>38</b>	

TABLE 18

CPR	22.91%
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# The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-Mar-26**

SUMMARY		31-Mar-26
Pool Balance		\$12,251,742.39
Number of Loans		55
Avg Loan Balance		\$222,758.95
Maximum Loan Balance		\$757,185.97
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		6.04%
Weighted Avg Seasoning (mths)		93.0
Maximum Remaining Term (mths)		320.00
Weighted Avg Remaining Term (mths)		257.23
Maximum Current LVR		86.50%
Weighted Avg Current LVR		54.07%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$670,270.92	5.5%	10	18.2%
20% > & <= 30%		\$526,135.92	4.3%	5	9.1%
30% > & <= 40%		\$1,415,750.38	11.6%	7	12.7%
40% > & <= 50%		\$2,171,395.65	17.7%	9	16.4%
50% > & <= 60%		\$2,212,568.04	18.1%	8	14.5%
60% > & <= 65%		\$1,556,711.96	12.7%	5	9.1%
65% > & <= 70%		\$1,194,091.60	9.7%	3	5.5%
70% > & <= 75%		\$463,485.88	3.8%	2	3.6%
75% > & <= 80%		\$1,457,952.65	11.9%	4	7.3%
80% > & <= 85%		\$0.00	0.0%	0	0.0%
85% > & <= 90%		\$583,379.39	4.8%	2	3.6%
90% > & <= 95%		\$0.00	0.0%	0	0.0%
95% > & <= 100%		\$0.00	0.0%	0	0.0%
		\$12,251,742.39	100.0%	55	100.0%

TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000		\$900,217.03	7.3%	16	29.1%
\$100000 > & <= \$200000		\$1,816,580.50	14.8%	13	23.6%
\$200000 > & <= \$300000		\$2,533,502.07	20.7%	10	18.2%
\$300000 > & <= \$400000		\$3,180,567.25	26.0%	9	16.4%
\$400000 > & <= \$500000		\$1,370,993.22	11.2%	3	5.5%
\$500000 > & <= \$600000		\$1,692,696.35	13.8%	3	5.5%
\$600000 > & <= \$700000		\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000		\$757,185.97	6.2%	1	1.8%
\$800000 > & <= \$900000		\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000		\$0.00	0.0%	0	0.0%
		\$12,251,742.39	100.0%	55	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		\$2,472,554.67	20.2%	6	10.9%
4 > & <= 5 years		\$2,079,248.88	17.0%	8	14.5%
5 > & <= 6 years		\$1,444,096.20	11.8%	8	14.5%
6 > & <= 7 years		\$612,743.61	5.0%	3	5.5%
7 > & <= 8 years		\$1,577,741.12	12.9%	6	10.9%
8 > & <= 9 years		\$120,342.25	1.0%	1	1.8%
9 > & <= 10 years		\$1,126,524.70	9.2%	5	9.1%
> 10 years		\$2,818,490.96	23.0%	18	32.7%
		\$12,251,742.39	100.0%	55	100.0%

TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$1,954,830.01	16.0%	7	12.7%
New South Wales		\$1,380,616.70	11.3%	5	9.1%
Northern Territory		\$196,585.63	1.6%	1	1.8%
Queensland		\$0.00	0.0%	0	0.0%
South Australia		\$5,123,103.76	41.8%	27	49.1%
Tasmania		\$193,824.85	1.6%	1	1.8%
Victoria		\$2,046,962.16	16.7%	7	12.7%
Western Australia		\$1,355,819.28	11.1%	7	12.7%
		\$12,251,742.39	100.0%	55	100.0%

TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$9,229,945.89	75.3%	35	63.6%
Non-metro		\$3,021,796.50	24.7%	20	36.4%
Inner city		\$0.00	0.0%	0	0.0%
		\$12,251,742.39	100.0%	55	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$11,248,683.78	91.8%	51	92.7%
Residential Unit		\$1,003,058.61	8.2%	4	7.3%
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%
		\$12,251,742.39	100.0%	55	100.0%

TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$10,841,576.49	88.5%	47	85.5%
Investment		\$1,410,165.90	11.5%	8	14.5%
		\$12,251,742.39	100.0%	55	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)		\$98,863.53	0.8%	1	1.8%
Pay-as-you-earn employee (full time)		\$10,771,853.08	87.9%	44	80.0%
Pay-as-you-earn employee (part time)		\$1,012,905.20	8.3%	8	14.5%
Self employed		\$329,749.78	2.7%	1	1.8%
No data		\$0.00	0.0%	0	0.0%
Other		\$38,370.80	0.3%	1	1.8%
		\$12,251,742.39	100.0%	55	100.0%

TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$11,237,127.35	91.7%	53	96.4%
0 > and <= 30 days		\$1,014,615.04	8.3%	2	3.6%
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%
		\$12,251,742.39	100.0%	55	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$11,515,397.58	94.0%	52	94.5%
Fixed		\$736,344.81	6.0%	3	5.5%
		\$12,251,742.39	100.0%	55	100.0%

