

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	17-Jul-25
Collections Period ending	30-Jun-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	279,065,139.66	279,065,139.66	60.67%	17/07/2025	4.89%	8.00%	12.54%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/07/2025	5.62%	2.75%	4.31%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/07/2025	6.62%	1.15%	1.80%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/07/2025	7.12%	0.25%	0.39%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/07/2025	10.42%	N/A	N/A	AU3FN0080651

	AT ISSUE	30-Jun-25
Pool Balance	\$495,999,885.13	\$316,532,876.65
Number of Loans	1,935	1,410
Avg Loan Balance	\$256,330.69	\$224,491.40
Maximum Loan Balance	\$986,752.58	\$930,819.24
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.08%
Weighted Avg Seasoning (mths)	55.1	79.3
Maximum Remaining Term (mths)	357.00	333.00
Weighted Avg Remaining Term (mths)	292.83	269.79
Maximum Current LVR	89.90%	88.83%
Weighted Avg Current LVR	56.66%	52.38%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$370,457.21	0.12%
60 > and <= 90 days	2	\$243,279.96	0.08%
90 > days	3	\$399,223.33	0.13%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$19,798,679.03	6.3%	353	25.0%
20% > & <= 30%	\$26,482,934.73	8.4%	158	11.2%
30% > & <= 40%	\$36,361,473.36	11.5%	173	12.3%
40% > & <= 50%	\$52,224,393.31	16.5%	185	13.1%
50% > & <= 60%	\$59,372,034.04	18.8%	194	13.8%
60% > & <= 65%	\$32,732,974.25	10.3%	98	7.0%
65% > & <= 70%	\$25,314,856.23	8.0%	75	5.3%
70% > & <= 75%	\$27,342,087.12	8.6%	77	5.5%
75% > & <= 80%	\$15,407,071.14	4.9%	41	2.9%
80% > & <= 85%	\$14,853,194.21	4.7%	40	2.8%
85% > & <= 90%	\$6,643,179.23	2.1%	16	1.1%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$316,532,876.65	100.0%	1,410	100.0%

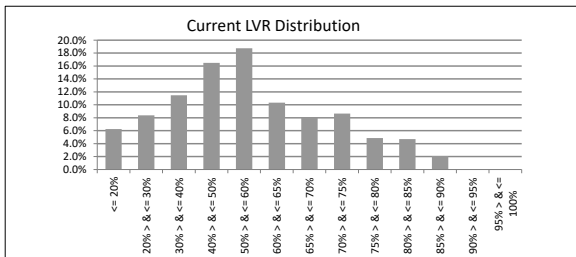


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$2,913,816.70	0.9%	52	3.7%
25% > & <= 30%	\$4,578,726.04	1.4%	87	4.0%
30% > & <= 40%	\$11,417,538.98	3.6%	83	5.9%
40% > & <= 50%	\$23,108,185.70	7.3%	117	8.3%
50% > & <= 60%	\$31,327,027.74	9.9%	148	10.5%
60% > & <= 65%	\$22,496,101.90	7.1%	101	7.2%
65% > & <= 70%	\$31,170,857.78	9.8%	142	10.1%
70% > & <= 75%	\$35,102,347.01	11.1%	146	10.4%
75% > & <= 80%	\$97,373,037.68	30.8%	361	25.6%
80% > & <= 85%	\$5,355,385.91	1.7%	18	1.3%
85% > & <= 90%	\$30,023,026.14	9.5%	106	7.5%
90% > & <= 95%	\$21,467,958.94	6.8%	78	5.5%
95% > & <= 100%	\$198,866.13	0.1%	1	0.1%
	\$316,532,876.65	100.0%	1,410	100.0%

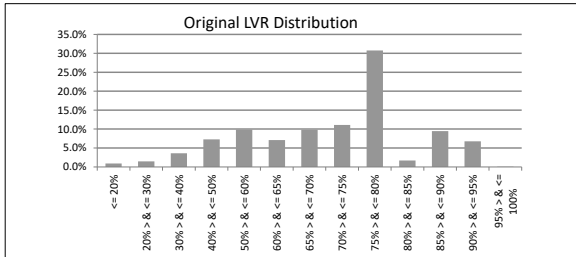


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,751,137.86	1.5%	114	8.1%
10 year > & <= 12 years	\$4,280,606.43	1.4%	62	4.4%
12 year > & <= 14 years	\$7,108,080.62	2.2%	84	6.0%
14 year > & <= 16 years	\$14,055,550.30	4.4%	110	7.8%
16 year > & <= 18 years	\$24,275,840.72	7.7%	140	9.9%
18 year > & <= 20 years	\$22,582,002.08	7.1%	115	8.2%
20 year > & <= 22 years	\$35,909,339.08	11.3%	169	12.0%
22 year > & <= 24 years	\$54,304,109.93	17.2%	189	13.4%
24 year > & <= 26 years	\$77,570,853.98	24.5%	236	16.7%
26 year > & <= 28 years	\$71,695,355.65	22.7%	191	13.5%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$316,532,876.65	100.0%	1,410	100.0%

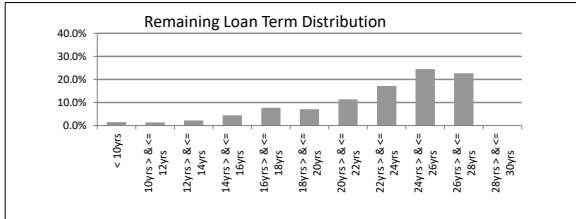


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$21,908,644.39	6.9%	473	33.5%
\$100000 > & <= \$200000	\$40,700,434.22	12.9%	269	19.1%
\$200000 > & <= \$300000	\$60,671,370.01	19.2%	242	17.2%
\$300000 > & <= \$400000	\$66,731,975.62	21.1%	192	13.6%
\$400000 > & <= \$500000	\$48,619,816.53	15.4%	111	7.9%
\$500000 > & <= \$600000	\$33,315,619.43	10.5%	61	4.3%
\$600000 > & <= \$700000	\$19,327,198.32	6.1%	30	2.1%
\$700000 > & <= \$800000	\$15,630,493.94	4.9%	21	1.5%
\$800000 > & <= \$900000	\$5,001,507.07	1.6%	6	0.4%
\$900000 > & <= \$1000000	\$4,625,817.12	1.5%	5	0.4%
	\$316,532,876.65	100.0%	1,410	100.0%

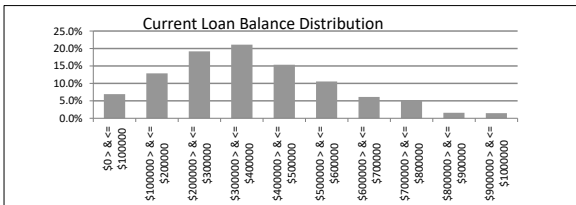


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$32,549,500.59	10.3%	93	6.6%
3 > & <= 4 years	\$52,072,589.86	16.5%	176	12.5%
4 > & <= 5 years	\$46,997,133.16	14.8%	162	11.5%
5 > & <= 6 years	\$40,753,363.84	12.9%	141	10.0%
6 > & <= 7 years	\$32,130,672.29	10.2%	124	8.8%
7 > & <= 8 years	\$24,560,854.03	7.8%	96	6.8%
8 > & <= 9 years	\$22,330,057.52	7.1%	117	8.3%
9 > & <= 10 years	\$16,856,143.58	5.3%	94	6.7%
> 10 years	\$48,282,561.78	15.3%	407	28.9%
	\$316,532,876.65	100.0%	1,410	100.0%

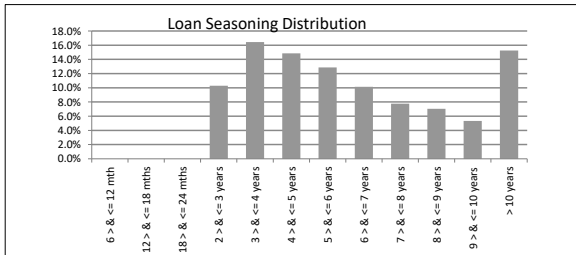


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$7,643,109.17	2.4%	24	1.7%
2914	\$6,425,515.98	2.0%	16	1.1%
2620	\$5,558,742.14	1.8%	18	1.3%
2913	\$4,891,148.68	1.5%	16	1.1%
5608	\$4,212,615.70	1.3%	35	2.5%
2902	\$3,694,670.64	1.2%	16	1.1%
2607	\$3,335,172.60	1.1%	7	0.5%
5700	\$3,176,700.13	1.0%	22	1.6%
2905	\$3,026,850.18	1.0%	11	0.8%
2615	\$2,846,250.70	0.9%	12	0.9%

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	17-Jul-25
Collections Period ending	30-Jun-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$53,128,869.65	16.8%	173	12.3%
New South Wales	\$60,287,998.50	19.0%	234	16.6%
Northern Territory	\$736,715.94	0.2%	3	0.2%
Queensland	\$7,778,621.04	2.5%	31	2.2%
South Australia	\$97,487,126.21	30.8%	605	42.9%
Tasmania	\$2,073,355.46	0.7%	6	0.4%
Victoria	\$51,287,203.41	16.2%	169	12.0%
Western Australia	\$43,752,986.44	13.8%	189	13.4%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$251,722,671.39	79.5%	1027	72.8%
Non-metro	\$63,862,025.14	20.2%	379	26.9%
Inner city	\$948,180.12	0.3%	4	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$289,168,250.00	91.4%	1273	90.3%
Residential Unit	\$25,451,915.14	8.0%	131	9.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,912,711.51	0.6%	6	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$254,878,580.67	80.5%	1170	83.0%
Investment	\$61,654,295.98	19.5%	240	17.0%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$6,076,524.26	1.9%	21	1.5%
Pay-as-you-earn employee (casual)	\$11,588,633.36	3.7%	58	4.1%
Pay-as-you-earn employee (full time)	\$242,705,667.99	76.7%	1016	72.1%
Pay-as-you-earn employee (part time)	\$19,814,121.48	6.3%	99	7.0%
Self employed	\$19,033,893.95	6.0%	92	6.5%
No data	\$17,314,035.61	5.5%	124	8.8%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$301,520,071.31	95.3%	1340	95.0%
Genworth	\$15,012,805.34	4.7%	70	5.0%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$311,010,737.12	98.3%	1388	98.4%
0 > and <= 30 days	\$4,509,179.03	1.4%	16	1.1%
30 > and <= 60 days	\$370,457.21	0.1%	1	0.1%
60 > and <= 90 days	\$243,279.96	0.1%	2	0.1%
90 > days	\$399,223.33	0.1%	3	0.2%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$306,856,759.33	96.9%	1367	97.0%
Fixed	\$9,676,117.32	3.1%	43	3.0%
	<b>\$316,532,876.65</b>	<b>100.0%</b>	<b>1,410</b>	<b>100.0%</b>

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.98%	43
Variable Interest Rate	6.08%	1367

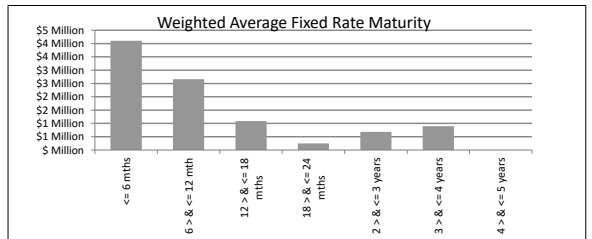
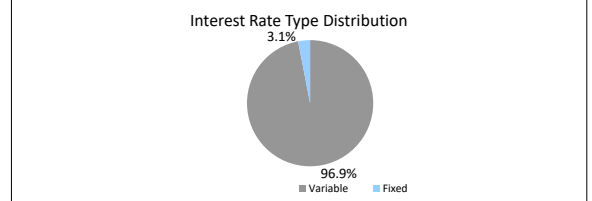
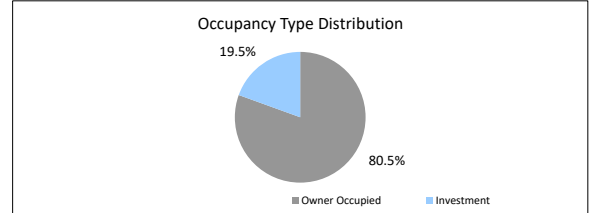
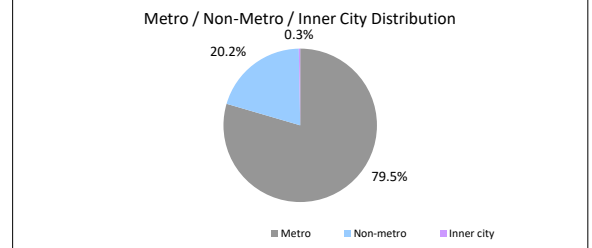
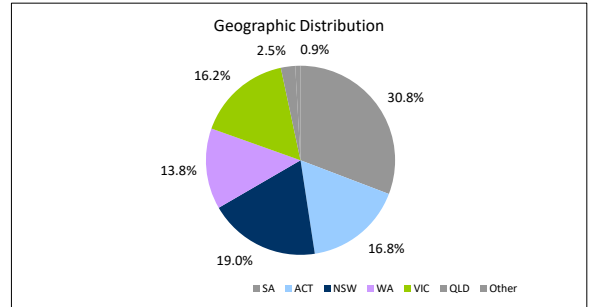
TABLE 16

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	\$4,101,466.31	42.4%	17	5.85%
6 > & <= 12 mth	\$2,662,807.51	27.5%	10	5.84%
12 > & <= 18 mths	\$1,086,168.21	11.2%	7	6.37%
18 > & <= 24 mths	\$244,551.63	2.5%	2	6.38%
2 > & <= 3 years	\$683,930.99	7.1%	3	6.04%
3 > & <= 4 years	\$897,192.67	9.3%	4	6.39%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	<b>\$9,676,117.32</b>	<b>100.0%</b>	<b>43</b>	



# The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **30-Jun-25**

SUMMARY		30-Jun-25
Pool Balance		\$14,862,297.17
Number of Loans		66
Avg Loan Balance		\$225,186.32
Maximum Loan Balance		\$764,593.95
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		5.91%
Weighted Avg Seasoning (mths)		82.7
Maximum Remaining Term (mths)		329.00
Weighted Avg Remaining Term (mths)		267.68
Maximum Current LVR		87.00%
Weighted Avg Current LVR		53.28%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$1,128,227.61	7.6%	13	19.7%
20% > & <= 30%		\$479,612.80	3.2%	4	6.1%
30% > & <= 40%		\$1,224,129.95	8.2%	7	10.6%
40% > & <= 50%		\$3,344,422.90	22.5%	13	19.7%
50% > & <= 60%		\$2,716,821.27	18.3%	11	16.7%
60% > & <= 65%		\$1,829,934.95	12.3%	7	10.6%
65% > & <= 70%		\$722,641.57	4.9%	2	3.0%
70% > & <= 75%		\$834,088.78	5.6%	3	4.5%
75% > & <= 80%		\$2,001,547.84	13.5%	4	6.1%
80% > & <= 85%		\$0.00	0.0%	0	0.0%
85% > & <= 90%		\$580,869.50	3.9%	2	3.0%
90% > & <= 95%		\$0.00	0.0%	0	0.0%
95% > & <= 100%		\$0.00	0.0%	0	0.0%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

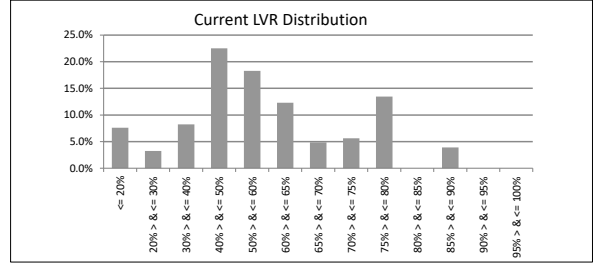


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000		\$977,041.03	6.6%	16	24.2%
\$100000 > & <= \$200000		\$2,679,120.96	18.0%	19	28.8%
\$200000 > & <= \$300000		\$3,531,174.48	23.8%	14	21.2%
\$300000 > & <= \$400000		\$2,867,646.78	19.3%	8	12.1%
\$400000 > & <= \$500000		\$1,800,654.87	12.1%	4	6.1%
\$500000 > & <= \$600000		\$2,242,065.10	15.1%	4	6.1%
\$600000 > & <= \$700000		\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000		\$764,593.95	5.1%	1	1.5%
\$800000 > & <= \$900000		\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000		\$0.00	0.0%	0	0.0%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

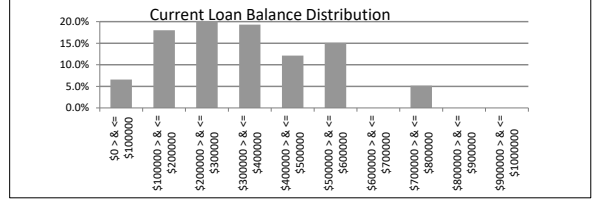


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths		\$0.00	0.0%	0	0.0%
> & <= 12 mth		\$0.00	0.0%	0	0.0%
12 > & <= 18 mths		\$0.00	0.0%	0	0.0%
18 > & <= 24 mths		\$0.00	0.0%	0	0.0%
2 > & <= 3 years		\$1,620,594.43	10.9%	4	6.1%
3 > & <= 4 years		\$3,519,742.00	23.7%	12	18.2%
4 > & <= 5 years		\$1,471,783.19	9.9%	9	13.6%
5 > & <= 6 years		\$1,199,509.38	8.1%	5	7.6%
6 > & <= 7 years		\$2,126,500.36	14.3%	8	12.1%
7 > & <= 8 years		\$431,576.09	2.9%	3	4.5%
8 > & <= 9 years		\$996,166.84	6.7%	3	4.5%
9 > & <= 10 years		\$417,842.98	2.8%	4	6.1%
> 10 years		\$3,078,581.90	20.7%	18	27.3%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

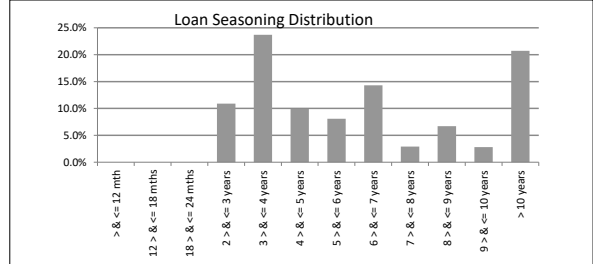


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$2,019,074.99	13.6%	7	10.6%
New South Wales		\$1,962,170.12	13.2%	7	10.6%
Northern Territory		\$206,112.55	1.4%	1	1.5%
Queensland		\$160,429.94	1.1%	1	1.5%
South Australia		\$6,024,705.86	40.5%	31	47.0%
Tasmania		\$198,504.79	1.3%	1	1.5%
Victoria		\$2,479,917.18	16.7%	10	15.2%
Western Australia		\$1,811,381.74	12.2%	8	12.1%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

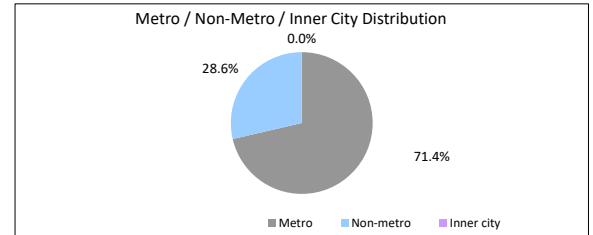


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$10,607,272.83	71.4%	41	62.1%
Non-metro		\$4,255,024.34	28.6%	25	37.9%
Inner city		\$0.00	0.0%	0	0.0%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$13,579,438.13	91.4%	60	90.9%
Residential Unit		\$1,282,859.04	8.6%	6	9.1%
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%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

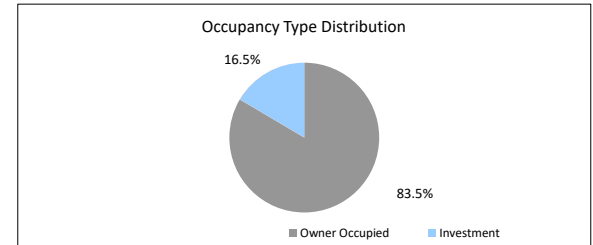


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$12,409,151.54	83.5%	52	78.8%
Investment		\$2,453,145.63	16.5%	14	21.2%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$160,429.94	1.1%	1	1.5%
Pay-as-you-earn employee (casual)		\$106,728.32	0.7%	1	1.5%
Pay-as-you-earn employee (full time)		\$12,380,754.82	83.3%	50	75.8%
Pay-as-you-earn employee (part time)		\$1,563,369.94	10.5%	10	15.2%
Self employed		\$339,040.27	2.3%	1	1.5%
No data		\$276,477.05	1.9%	2	3.0%
Other		\$35,496.83	0.2%	1	1.5%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

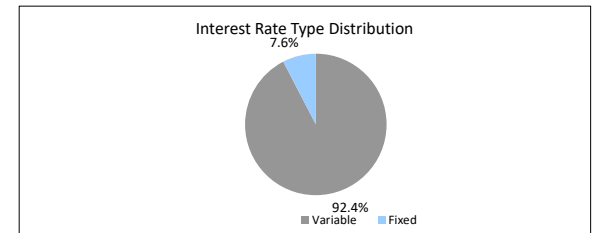


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$13,330,084.26	89.7%	62	93.9%
0 > and <= 30 days		\$68,542.83	0.5%	1	1.5%
30 > and <= 60 days		\$264,222.03	1.8%	1	1.5%
60 > and <= 90 days		\$764,593.95	5.1%	1	1.5%
90 > days		\$434,854.10	2.9%	1	1.5%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$13,730,545.68	92.4%	63	95.5%
Fixed		\$1,131,751.49	7.6%	3	4.5%
		<b>\$14,862,297.17</b>	<b>100.0%</b>	<b>66</b>	<b>100.0%</b>