The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	**17-Aug-26**
Collections Period ending	**31-Jul-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	200,993,919.97	200,993,919.97	43.69%	17/08/2026	5.48%	8.00%	16.14%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	25,389,976.66	25,389,976.66	96.72%	17/08/2026	6.21%	2.75%	5.55%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	7,737,897.65	7,737,897.65	96.72%	17/08/2026	7.21%	1.15%	2.32%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,352,567.43	4,352,567.43	96.72%	17/08/2026	7.71%	0.25%	0.50%	AU3FN0080644
D	NR/NR	1,250,000.00	1,209,046.51	1,209,046.51	96.72%	17/08/2026	11.01%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	31-Jul-26
Pool Balance	$495,999,885.13	$237,781,158.95
Number of Loans	1,935	1,155
Avg Loan Balance	$256,330.69	$205,871.13
Maximum Loan Balance	$986,752.58	$906,698.28
Minimum Loan Balance	$20,010.37	$0.00
Weighted Avg Interest Rate	6.26%	6.51%
Weighted Avg Seasoning (mths)	55.1	92.4
Maximum Remaining Term (mths)	357.00	320.00
Weighted Avg Remaining Term (mths)	292.83	257.85
Maximum Current LVR	89.90%	87.29%
Weighted Avg Current LVR	56.66%	49.48%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	$194,017.62	0.08%
60 > and <= 90 days	0	$0.00	0.00%
90 > days	2	$561,910.88	0.24%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$18,219,594.09	7.7%	347	30.0%
20% > & <= 30%	$23,705,709.21	10.0%	134	11.6%
30% > & <= 40%	$29,599,357.01	12.4%	142	12.3%
40% > & <= 50%	$46,220,032.48	19.4%	160	13.9%
50% > & <= 60%	$41,793,529.09	17.6%	141	12.2%
60% > & <= 65%	$24,114,157.10	10.1%	74	6.4%
65% > & <= 70%	$17,765,217.81	7.5%	52	4.5%
70% > & <= 75%	$16,841,498.28	7.1%	51	4.4%
75% > & <= 80%	$8,991,973.07	3.8%	27	2.3%
80% > & <= 85%	$9,041,173.35	3.8%	23	2.0%
85% > & <= 90%	$1,488,917.46	0.6%	4	0.3%
90% > & <= 95%	$0.00	0.0%	0	0.0%
95% > & <= 100%	$0.00	0.0%	0	0.0%
	$237,781,158.95	100.0%	1,155	100.0%

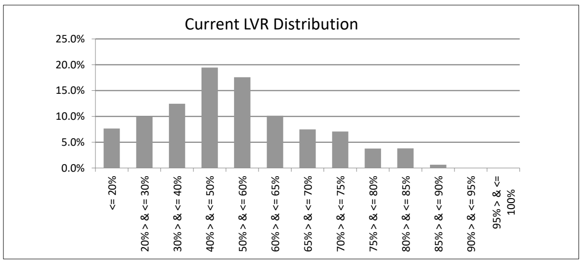


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$2,403,749.42	1.0%	46	4.0%
25% > & <= 30%	$2,908,677.80	1.2%	46	4.0%
30% > & <= 40%	$8,841,370.85	3.7%	70	6.1%
40% > & <= 50%	$17,348,923.51	7.3%	104	9.0%
50% > & <= 60%	$24,924,363.29	10.5%	121	10.5%
60% > & <= 65%	$15,218,179.72	6.4%	75	6.5%
65% > & <= 70%	$22,890,503.90	9.6%	116	10.0%
70% > & <= 75%	$26,371,476.19	11.1%	116	10.0%
75% > & <= 80%	$74,421,737.60	31.3%	299	25.9%
80% > & <= 85%	$3,624,055.93	1.5%	13	1.1%
85% > & <= 90%	$22,285,304.70	9.4%	85	7.4%
90% > & <= 95%	$16,348,406.49	6.9%	63	5.5%
95% > & <= 100%	$194,409.55	0.1%	1	0.1%
	$237,781,158.95	100.0%	1,155	100.0%

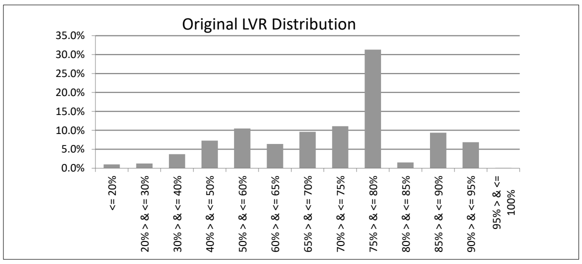


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	$5,043,758.97	2.1%	120	10.4%
10 year > & <= 12 years	$3,640,861.21	1.5%	57	4.9%
12 year > & <= 14 years	$7,018,988.25	3.0%	82	7.1%
14 year > & <= 16 years	$15,539,134.86	6.5%	113	9.8%
16 year > & <= 18 years	$17,173,863.33	7.2%	97	8.4%
18 year > & <= 20 years	$22,025,950.43	9.3%	116	10.0%
20 year > & <= 22 years	$33,218,709.04	14.0%	146	12.6%
22 year > & <= 24 years	$49,386,108.50	20.8%	172	14.9%
24 year > & <= 26 years	$70,531,140.21	29.7%	217	18.8%
26 year > & <= 28 years	$14,202,644.15	6.0%	35	3.0%
28 year > & <= 31 years	$0.00	0.0%	0	0.0%
	$237,781,158.95	100.0%	1,155	100.0%

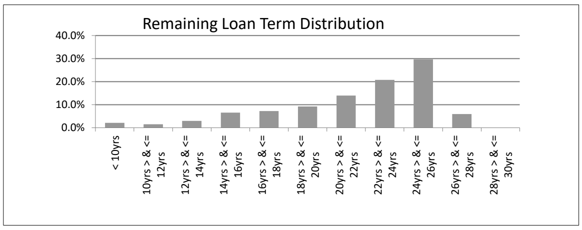


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
$0 > & <= $100000	$17,712,672.62	7.4%	424	36.7%
$100000 > & <= $200000	$31,194,421.49	13.1%	210	18.2%
$200000 > & <= $300000	$52,053,017.45	21.9%	210	18.2%
$300000 > & <= $400000	$55,771,559.94	23.5%	161	13.9%
$400000 > & <= $500000	$29,753,786.27	12.5%	67	5.8%
$500000 > & <= $600000	$25,993,566.47	10.9%	47	4.1%
$600000 > & <= $700000	$11,985,734.70	5.0%	19	1.6%
$700000 > & <= $800000	$8,937,368.46	3.8%	12	1.0%
$800000 > & <= $900000	$3,472,333.27	1.5%	4	0.3%
$900000 > & <= $1000000	$906,698.28	0.4%	1	0.1%
	$237,781,158.95	100.0%	1,155	100.0%

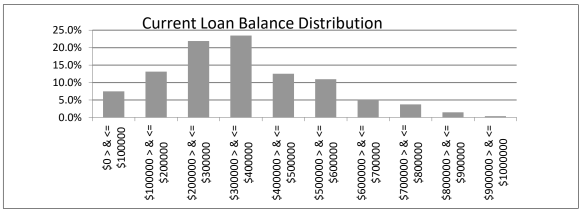


TABLE 5

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	$19,943,598.39	8.4%	61	5.3%
4 > & <= 5 years	$39,129,829.71	16.5%	142	12.3%
5 > & <= 6 years	$38,752,488.94	16.3%	139	12.0%
6 > & <= 7 years	$28,422,516.51	12.0%	102	8.8%
7 > & <= 8 years	$24,590,026.74	10.3%	105	9.1%
8 > & <= 9 years	$19,911,534.88	8.4%	84	7.3%
9 > & <= 10 years	$16,853,562.17	7.1%	97	8.4%
> 10 years	$50,177,601.61	21.1%	425	36.8%
	$237,781,158.95	100.0%	1,155	100.0%

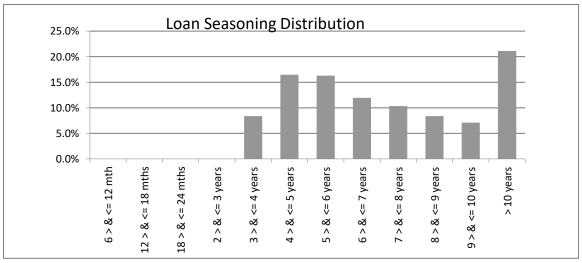


TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	$5,059,244.10	2.1%	20	1.7%
2914	$4,490,506.30	1.9%	13	1.1%
2913	$4,247,417.26	1.8%	14	1.2%
2620	$3,678,784.20	1.5%	13	1.1%
2902	$3,349,097.38	1.4%	14	1.2%
5608	$3,097,789.28	1.3%	28	2.4%
2905	$2,504,879.02	1.1%	10	0.9%
5700	$2,389,527.81	1.0%	17	1.5%
2650	$2,147,399.96	0.9%	14	1.2%
2615	$1,951,097.93	0.8%	9	0.8%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	**17-Aug-26**
Collections Period ending	**31-Jul-26**

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	$39,266,438.69	16.5%	140	12.1%
New South Wales	$44,293,052.11	18.6%	185	16.0%
Northern Territory	$638,285.68	0.3%	3	0.3%
Queensland	$6,628,470.77	2.8%	27	2.3%
South Australia	$72,711,128.35	30.6%	498	43.1%
Tasmania	$1,990,881.46	0.8%	6	0.5%
Victoria	$40,439,308.16	17.0%	145	12.6%
Western Australia	$31,813,593.73	13.4%	151	13.1%
Undefined	$0.00	0.0%	0	0.0%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	$188,970,337.57	79.5%	851	73.7%
Non-metro	$48,183,960.05	20.3%	302	26.1%
Inner city	$626,861.33	0.3%	2	0.2%
Undefined	$0.00	0.0%	0	0.0%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	$216,605,992.43	91.1%	1044	90.4%
Residential Unit	$20,041,687.99	8.4%	106	9.2%
Rural	$0.00	0.0%	0	0.0%
Semi-Rural	$0.00	0.0%	0	0.0%
High Density	$1,133,478.53	0.5%	5	0.4%
Undefined	$0.00	0.0%	0	0.0%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	$192,084,188.88	80.8%	967	83.7%
Investment	$45,696,970.07	19.2%	188	16.3%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	$4,514,373.62	1.9%	15	1.3%
Pay-as-you-earn employee (casual)	$9,082,540.80	3.8%	47	4.1%
Pay-as-you-earn employee (full time)	$178,973,081.89	75.3%	817	70.7%
Pay-as-you-earn employee (part time)	$17,441,991.62	7.3%	90	7.8%
Self employed	$15,702,498.23	6.6%	82	7.1%
No data	$12,066,672.79	5.1%	104	9.0%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	$227,014,188.50	95.5%	1098	95.1%
Genworth/Helia	$10,766,970.45	4.5%	57	4.9%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	$233,608,517.75	98.2%	1140	98.7%
0 > and <= 30 days	$3,416,712.70	1.4%	12	1.0%
30 > and <= 60 days	$194,017.62	0.1%	1	0.1%
60 > and <= 90 days	$0.00	0.0%	0	0.0%
90 > days	$561,910.88	0.2%	2	0.2%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	$229,950,606.66	96.7%	1119	96.9%
Fixed	$7,830,552.29	3.3%	36	3.1%
	$237,781,158.95	**100.0%**	**1,155**	**100.0%**

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.85%	36
Variable Interest Rate	6.53%	1119

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

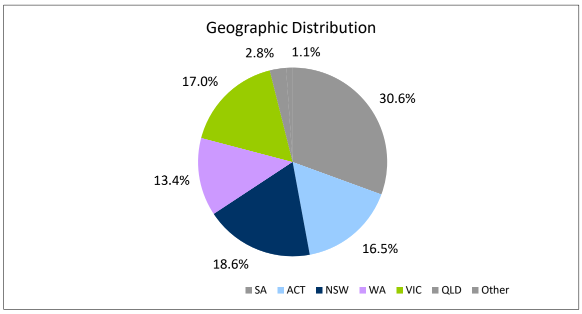
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

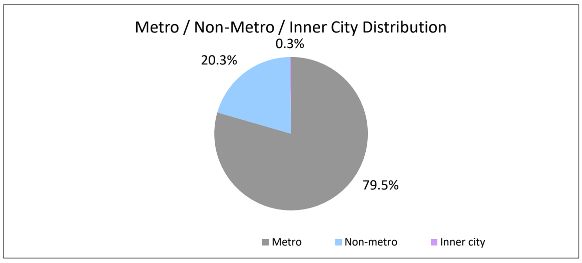
TABLE 17

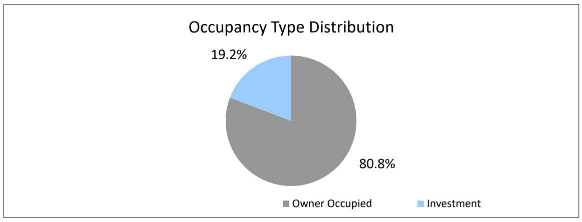
Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	eighted Average
<= 6 mths	$1,065,810.74	13.6%	7	6.30%
6 > & <= 12 mth	$1,995,717.92	25.5%	8	5.84%
12 > & <= 18 mths	$1,598,264.62	20.4%	7	5.58%
18 > & <= 24 mths	$1,029,892.69	13.2%	5	6.06%
2 > & <= 3 years	$2,140,866.32	27.3%	9	5.73%
3 > & <= 4 years	$0.00	0.0%	0	0.00%
4 > & <= 5 years	$0.00	0.0%	0	0.00%
	$7,830,552.29	**100.0%**	**36**	

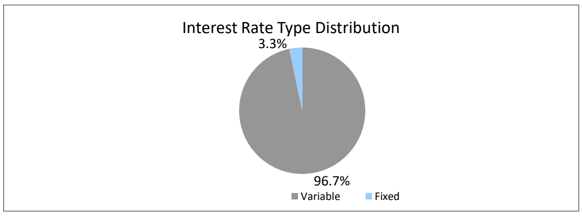
TABLE 18

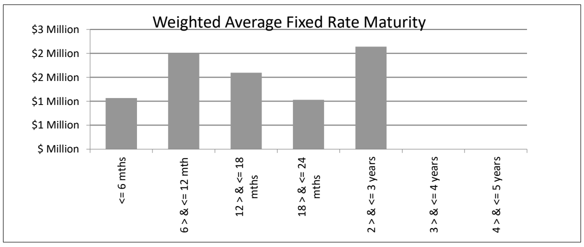
CPR	**31.30%**











The Barton Series 2023-1 Trust Representative Pool

Collections Period ending	31-Jul-26

SUMMARY	31-Jul-26
Pool Balance	$11,134,547.89
Number of Loans	51
Avg Loan Balance	$218,324.47
Maximum Loan Balance	$764,079.03
Minimum Loan Balance	$0.00
Weighted Avg Interest Rate	6.38%
Weighted Avg Seasoning (mths)	94.5
Maximum Remaining Term (mths)	316.00
Weighted Avg Remaining Term (mths)	255.66
Maximum Current LVR	86.10%
Weighted Avg Current LVR	54.14%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$591,729.71	5.3%	10	19.6%
20% > & <= 30%	$577,523.77	5.2%	6	11.8%
30% > & <= 40%	$1,114,416.20	10.0%	4	7.8%
40% > & <= 50%	$2,143,197.95	19.2%	10	19.6%
50% > & <= 60%	$1,951,867.40	17.5%	6	11.8%
60% > & <= 65%	$1,663,482.18	14.9%	5	9.8%
65% > & <= 70%	$599,381.90	5.4%	2	3.9%
70% > & <= 75%	$458,420.91	4.1%	2	3.9%
75% > & <= 80%	$1,455,670.33	13.1%	4	7.8%
80% > & <= 85%	$0.00	0.0%	0	0.0%
85% > & <= 90%	$578,857.54	5.2%	2	3.9%
90% > & <= 95%	$0.00	0.0%	0	0.0%
95% > & <= 100%	$0.00	0.0%	0	0.0%
	$11,134,547.89	100.0%	51	100.0%

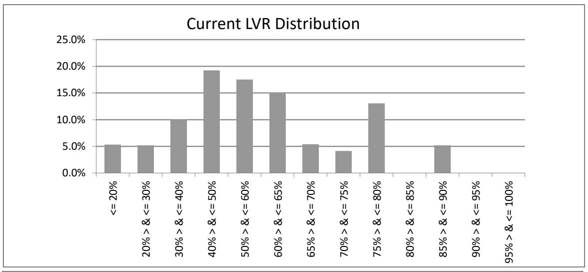


TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
$0 > & <= $100000	$928,502.04	8.3%	17	33.3%
$100000 > & <= $200000	$1,450,755.95	13.0%	10	19.6%
$200000 > & <= $300000	$2,503,974.74	22.5%	10	19.6%
$300000 > & <= $400000	$2,462,523.70	22.1%	7	13.7%
$400000 > & <= $500000	$1,351,437.07	12.1%	3	5.9%
$500000 > & <= $600000	$1,673,275.36	15.0%	3	5.9%
$600000 > & <= $700000	$0.00	0.0%	0	0.0%
$700000 > & <= $800000	$764,079.03	6.9%	1	2.0%
$800000 > & <= $900000	$0.00	0.0%	0	0.0%
$900000 > & <= $1000000	$0.00	0.0%	0	0.0%
	$11,134,547.89	100.0%	51	100.0%

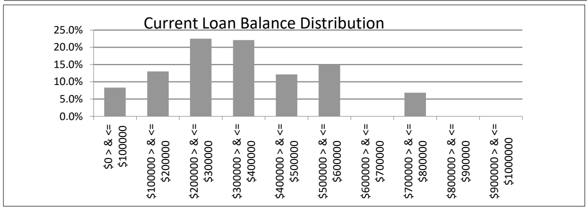


TABLE 3

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	$1,498,830.65	13.5%	3	5.9%
4 > & <= 5 years	$2,832,895.03	25.4%	9	17.6%
5 > & <= 6 years	$816,680.08	7.3%	6	11.8%
6 > & <= 7 years	$857,994.67	7.7%	5	9.8%
7 > & <= 8 years	$1,243,058.14	11.2%	6	11.8%
8 > & <= 9 years	$479,065.76	4.3%	2	3.9%
9 > & <= 10 years	$744,352.54	6.7%	2	3.9%
> 10 years	$2,661,671.02	23.9%	18	35.3%
	$11,134,547.89	100.0%	51	100.0%

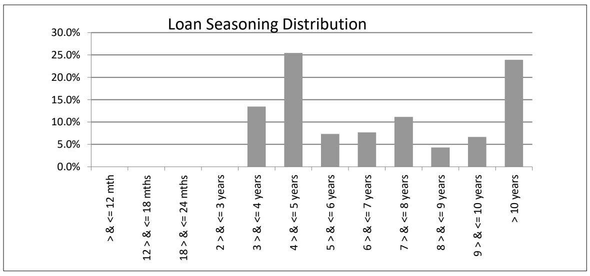


TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	$1,652,881.61	14.8%	6	11.8%
New South Wales	$1,365,763.91	12.3%	5	9.8%
Northern Territory	$192,279.71	1.7%	1	2.0%
Queensland	$0.00	0.0%	0	0.0%
South Australia	$4,595,143.06	41.3%	25	49.0%
Tasmania	$191,956.27	1.7%	1	2.0%
Victoria	$2,005,550.22	18.0%	7	13.7%
Western Australia	$1,130,973.11	10.2%	6	11.8%
	$11,134,547.89	100.0%	51	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	$8,115,312.56	72.9%	31	60.8%
Non-metro	$3,019,235.33	27.1%	20	39.2%
Inner city	$0.00	0.0%	0	0.0%
	$11,134,547.89	100.0%	51	100.0%

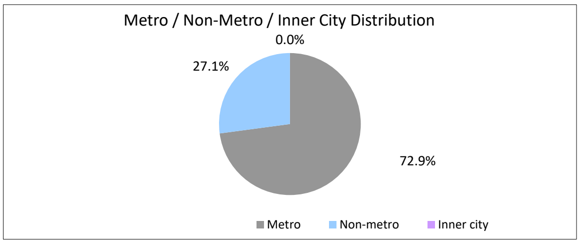


TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	$10,149,563.96	91.2%	47	92.2%
Residential Unit	$984,983.93	8.8%	4	7.8%
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%
	$11,134,547.89	100.0%	51	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	$9,842,908.69	88.4%	44	86.3%
Investment	$1,291,639.20	11.6%	7	13.7%
	$11,134,547.89	100.0%	51	100.0%

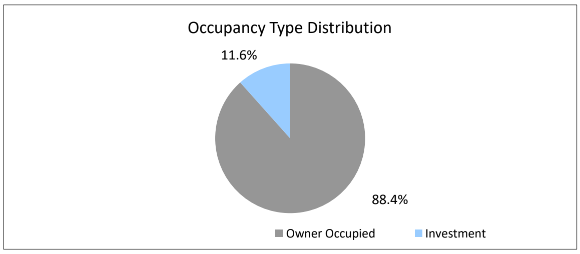


TABLE 8

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)	$94,832.72	0.9%	1	2.0%
Pay-as-you-earn employee (full time)	$10,136,588.87	91.0%	41	80.4%
Pay-as-you-earn employee (part time)	$538,468.69	4.8%	7	13.7%
Self employed	$325,614.41	2.9%	1	2.0%
No data	$0.00	0.0%	0	0.0%
Other	$39,043.20	0.4%	1	2.0%
	$11,134,547.89	100.0%	51	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	$10,116,554.74	90.9%	49	96.1%
0 > and <= 30 days	$253,914.12	2.3%	1	2.0%
30 > and <= 60 days	$0.00	0.0%	0	0.0%
60 > and <= 90 days	$764,079.03	6.9%	1	2.0%
90 > days	$0.00	0.0%	0	0.0%
	$11,134,547.89	100.0%	51	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	$10,407,177.41	93.5%	48	94.1%
Fixed	$727,370.48	6.5%	3	5.9%
	$11,134,547.89	100.0%	51	100.0%