

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	19-Jan-26
Collections Period ending	31-Dec-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	237,819,308.11	237,819,308.11	51.70%	19/01/2026	4.73%	8.00%	14.40%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	19/01/2026	5.46%	2.75%	4.95%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	19/01/2026	6.46%	1.15%	2.07%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	19/01/2026	6.96%	0.25%	0.45%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	19/01/2026	10.26%	N/A	N/A	AU3FN0080651

	AT ISSUE	31-Dec-25
Pool Balance	\$495,999,885.13	\$275,614,392.97
Number of Loans	1,935	1,286
Avg Loan Balance	\$256,330.69	\$214,319.12
Maximum Loan Balance	\$986,752.58	\$923,403.45
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	5.81%
Weighted Avg Seasoning (mths)	55.1	85.6
Maximum Remaining Term (mths)	357.00	327.00
Weighted Avg Remaining Term (mths)	292.83	264.28
Maximum Current LVR	89.90%	87.85%
Weighted Avg Current LVR	56.66%	51.22%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$868,041.86	0.31%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	2	\$277,703.45	0.10%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$19,772,967.59	7.2%	361	28.1%
20% > & <= 30%	\$23,607,489.43	8.6%	142	11.0%
30% > & <= 40%	\$31,391,749.75	11.4%	157	12.2%
40% > & <= 50%	\$47,885,038.07	17.4%	164	12.8%
50% > & <= 60%	\$55,850,859.71	20.3%	189	14.7%
60% > & <= 65%	\$24,149,901.75	8.8%	72	5.6%
65% > & <= 70%	\$24,218,916.86	8.8%	67	5.2%
70% > & <= 75%	\$17,772,206.92	6.4%	54	4.2%
75% > & <= 80%	\$15,043,495.99	5.5%	39	3.0%
80% > & <= 85%	\$10,957,592.32	4.0%	29	2.3%
85% > & <= 90%	\$4,964,174.58	1.8%	12	0.9%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$275,614,392.97	100.0%	1,286	100.0%

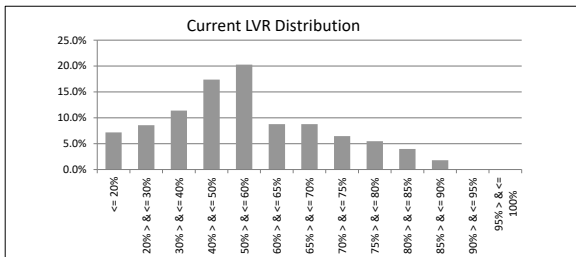


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$2,742,018.02	1.0%	50	3.9%
25% > & <= 30%	\$3,300,872.04	1.2%	51	4.0%
30% > & <= 40%	\$9,607,986.18	3.5%	74	5.8%
40% > & <= 50%	\$20,170,857.56	7.3%	109	8.5%
50% > & <= 60%	\$27,593,278.51	10.0%	131	10.2%
60% > & <= 65%	\$19,382,916.26	7.0%	93	7.2%
65% > & <= 70%	\$27,510,564.84	10.0%	133	10.3%
70% > & <= 75%	\$30,994,568.64	11.2%	133	10.3%
75% > & <= 80%	\$84,237,002.46	30.6%	331	25.7%
80% > & <= 85%	\$4,847,685.54	1.8%	17	1.3%
85% > & <= 90%	\$27,085,759.19	9.8%	96	7.5%
90% > & <= 95%	\$17,945,196.16	6.5%	67	5.2%
95% > & <= 100%	\$195,687.57	0.1%	1	0.1%
	\$275,614,392.97	100.0%	1,286	100.0%

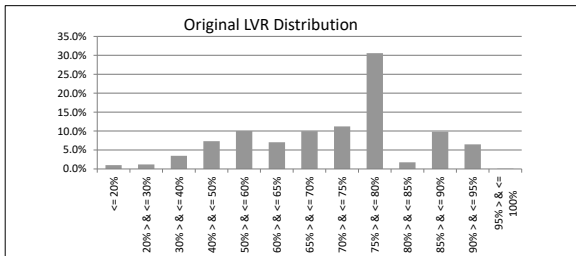


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,857,028.09	1.8%	119	9.3%
10 year > & <= 12 years	\$4,341,263.07	1.6%	61	4.7%
12 year > & <= 14 years	\$6,917,453.95	2.5%	82	6.4%
14 year > & <= 16 years	\$15,154,076.49	5.5%	109	8.5%
16 year > & <= 18 years	\$19,005,236.30	6.9%	122	9.5%
18 year > & <= 20 years	\$22,039,791.98	8.0%	111	8.6%
20 year > & <= 22 years	\$34,304,345.75	12.4%	158	12.3%
22 year > & <= 24 years	\$54,697,139.40	19.8%	190	14.8%
24 year > & <= 26 years	\$76,578,849.54	27.8%	228	17.7%
26 year > & <= 28 years	\$37,719,208.40	13.7%	106	8.2%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$275,614,392.97	100.0%	1,286	100.0%

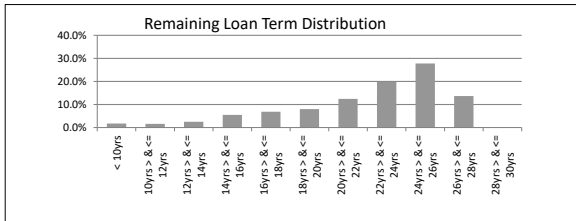


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$19,640,101.20	7.1%	453	35.2%
\$100000 > & <= \$200000	\$37,202,685.68	13.5%	250	19.4%
\$200000 > & <= \$300000	\$54,920,238.36	19.9%	219	17.0%
\$300000 > & <= \$400000	\$61,492,233.73	22.3%	176	13.7%
\$400000 > & <= \$500000	\$38,158,812.18	13.8%	86	6.7%
\$500000 > & <= \$600000	\$27,999,934.42	10.2%	51	4.0%
\$600000 > & <= \$700000	\$17,239,295.66	6.3%	27	2.1%
\$700000 > & <= \$800000	\$11,968,206.36	4.3%	16	1.2%
\$800000 > & <= \$900000	\$3,330,583.74	1.2%	4	0.3%
\$900000 > & <= \$1000000	\$3,662,301.64	1.3%	4	0.3%
	\$275,614,392.97	100.0%	1,286	100.0%

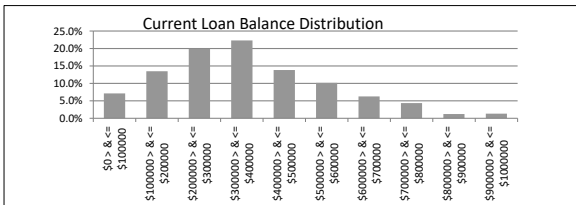


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$0.00	0.0%	0	0.0%
3 > & <= 4 years	\$47,342,658.10	17.2%	158	12.3%
4 > & <= 5 years	\$45,859,348.07	16.6%	153	11.9%
5 > & <= 6 years	\$38,194,515.08	13.9%	132	10.3%
6 > & <= 7 years	\$32,887,131.24	11.9%	122	9.5%
7 > & <= 8 years	\$25,825,793.22	9.4%	110	8.6%
8 > & <= 9 years	\$22,332,388.22	8.1%	103	8.0%
9 > & <= 10 years	\$14,516,182.62	5.3%	95	7.4%
> 10 years	\$48,656,375.42	17.7%	413	32.1%
	\$275,614,392.97	100.0%	1,286	100.0%

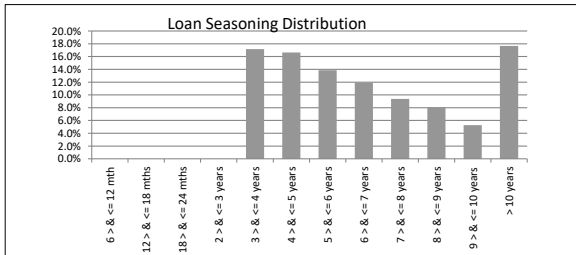


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$6,187,781.82	2.2%	23	1.8%
2914	\$6,168,122.76	2.2%	16	1.2%
2913	\$4,310,299.39	1.6%	14	1.1%
2620	\$3,907,305.80	1.4%	15	1.2%
2902	\$3,557,490.35	1.3%	15	1.2%
5608	\$3,448,066.01	1.3%	31	2.4%
5700	\$3,084,657.73	1.1%	22	1.7%
2905	\$2,696,304.43	1.0%	11	0.9%
2650	\$2,559,948.75	0.9%	16	1.2%
2615	\$2,559,069.79	0.9%	11	0.9%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	19-Jan-26
Collections Period ending	31-Dec-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$45,503,804.52	16.5%	159	12.4%
New South Wales	\$52,065,792.14	18.9%	210	16.3%
Northern Territory	\$669,467.69	0.2%	3	0.2%
Queensland	\$6,832,967.34	2.5%	28	2.2%
South Australia	\$85,957,274.35	31.2%	556	43.2%
Tasmania	\$2,045,352.99	0.7%	6	0.5%
Victoria	\$45,170,906.53	16.4%	155	12.1%
Western Australia	\$37,368,827.41	13.6%	169	13.1%
Undefined	\$0.00	0.0%	0	0.0%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$221,201,202.45	80.3%	944	73.4%
Non-metro	\$53,770,601.36	19.5%	339	26.4%
Inner city	\$642,589.16	0.2%	3	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$251,266,889.63	91.2%	1159	90.1%
Residential Unit	\$23,049,097.96	8.4%	122	9.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,298,405.38	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$222,496,186.78	80.7%	1073	83.4%
Investment	\$53,118,206.19	19.3%	213	16.6%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$4,276,196.30	1.6%	14	1.1%
Pay-as-you-earn employee (casual)	\$10,045,206.11	3.6%	53	4.1%
Pay-as-you-earn employee (full time)	\$211,362,844.37	76.7%	926	72.0%
Pay-as-you-earn employee (part time)	\$19,067,944.82	6.9%	95	7.4%
Self employed	\$15,910,597.26	5.8%	85	6.6%
No data	\$14,951,604.11	5.4%	113	8.8%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$262,319,083.28	95.2%	1222	95.0%
Genworth/Helia	\$13,295,309.69	4.8%	64	5.0%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$270,938,886.71	98.3%	1263	98.2%
0 > and <= 30 days	\$3,529,760.95	1.3%	19	1.5%
30 > and <= 60 days	\$868,041.86	0.3%	2	0.2%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$277,703.45	0.1%	2	0.2%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$267,953,593.18	97.2%	1250	97.2%
Fixed	\$7,660,799.79	2.8%	36	2.8%
	\$275,614,392.97	100.0%	1,286	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.85%	36
Variable Interest Rate	5.81%	1250

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

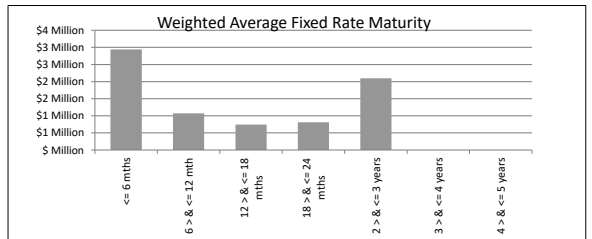
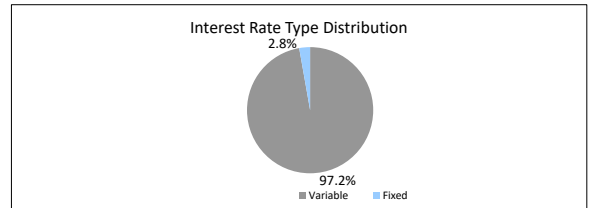
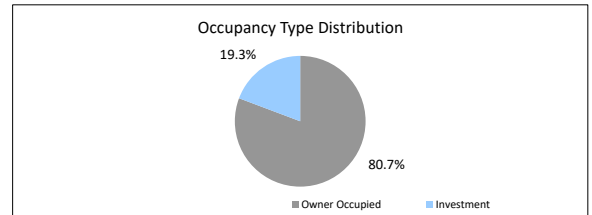
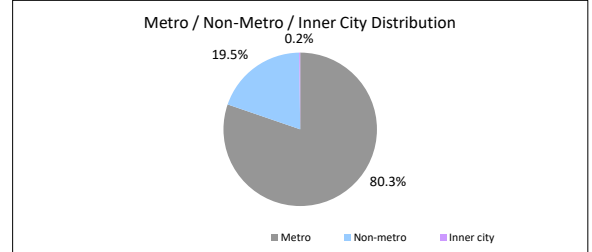
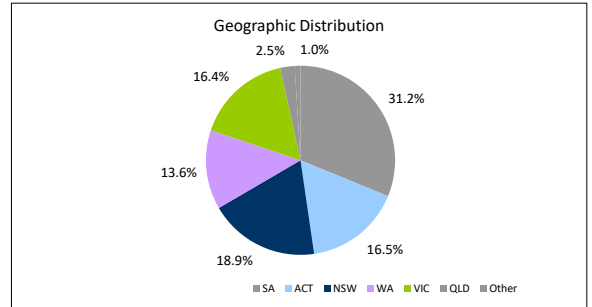
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$2,941,274.84	38.4%	12	5.78%
6 > & <= 12 mth	\$1,074,214.73	14.0%	7	6.33%
12 > & <= 18 mths	\$740,695.60	9.7%	5	5.73%
18 > & <= 24 mths	\$808,376.94	10.6%	3	5.64%
2 > & <= 3 years	\$2,096,237.68	27.4%	9	5.83%
3 > & <= 4 years	\$0.00	0.0%	0	0.00%
4 > & <= 5 years	\$0.00	0.0%	0	0.00%
	\$7,660,799.79	100.0%	36	

TABLE 18

CPR	19.44%
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The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-Dec-25**

SUMMARY 31-Dec-25

Pool Balance	\$13,352,498.30
Number of Loans	59
Avg Loan Balance	\$226,313.53
Maximum Loan Balance	\$757,428.70
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	5.63%
Weighted Avg Seasoning (mths)	88.5
Maximum Remaining Term (mths)	323.00
Weighted Avg Remaining Term (mths)	261.37
Maximum Current LVR	85.90%
Weighted Avg Current LVR	53.80%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$784,574.49	5.9%	11	18.6%
20% > & <= 30%	\$551,715.28	4.1%	5	8.5%
30% > & <= 40%	\$1,282,927.77	9.6%	6	10.2%
40% > & <= 50%	\$2,366,396.57	17.7%	9	15.3%
50% > & <= 60%	\$3,050,640.99	22.8%	11	18.6%
60% > & <= 65%	\$1,408,818.04	10.6%	5	8.5%
65% > & <= 70%	\$572,840.37	4.3%	2	3.4%
70% > & <= 75%	\$833,472.59	6.2%	3	5.1%
75% > & <= 80%	\$1,928,503.34	14.4%	5	8.5%
80% > & <= 85%	\$0.00	0.0%	0	0.0%
85% > & <= 90%	\$572,608.86	4.3%	2	3.4%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$13,352,498.30	100.0%	59	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$718,780.96	5.4%	14	23.7%
\$100000 > & <= \$200000	\$2,321,028.32	17.4%	17	28.8%
\$200000 > & <= \$300000	\$2,796,275.17	20.9%	11	18.6%
\$300000 > & <= \$400000	\$2,810,423.33	21.0%	8	13.6%
\$400000 > & <= \$500000	\$2,241,237.73	16.8%	5	8.5%
\$500000 > & <= \$600000	\$1,707,324.09	12.8%	3	5.1%
\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000	\$757,428.70	5.7%	1	1.7%
\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
	\$13,352,498.30	100.0%	59	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	\$2,965,663.46	22.2%	8	13.6%
4 > & <= 5 years	\$1,956,746.32	14.7%	7	11.9%
5 > & <= 6 years	\$1,903,695.20	14.3%	10	16.9%
6 > & <= 7 years	\$823,994.99	6.2%	4	6.8%
7 > & <= 8 years	\$1,680,778.82	12.6%	7	11.9%
8 > & <= 9 years	\$756,989.68	5.7%	2	3.4%
9 > & <= 10 years	\$389,924.85	2.9%	3	5.1%
> 10 years	\$2,874,704.96	21.5%	18	30.5%
	\$13,352,498.30	100.0%	59	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,979,077.88	14.8%	7	11.9%
New South Wales	\$1,855,212.55	13.9%	6	10.2%
Northern Territory	\$199,483.38	1.5%	1	1.7%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$5,385,999.56	40.3%	28	47.5%
Tasmania	\$195,027.93	1.5%	1	1.7%
Victoria	\$2,132,516.47	16.0%	9	15.3%
Western Australia	\$1,605,180.53	12.0%	7	11.9%
	\$13,352,498.30	100.0%	59	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$9,505,393.26	71.2%	36	61.0%
Non-metro	\$3,847,105.04	28.8%	23	39.0%
Inner city	\$0.00	0.0%	0	0.0%
	\$13,352,498.30	100.0%	59	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$12,335,599.10	92.4%	55	93.2%
Residential Unit	\$1,016,899.20	7.6%	4	6.8%
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%
	\$13,352,498.30	100.0%	59	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$11,666,179.80	87.4%	49	83.1%
Investment	\$1,686,318.50	12.6%	10	16.9%
	\$13,352,498.30	100.0%	59	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)	\$101,774.53	0.8%	1	1.7%
Pay-as-you-earn employee (full time)	\$11,392,212.11	85.3%	46	78.0%
Pay-as-you-earn employee (part time)	\$1,489,358.98	11.2%	10	16.9%
Self employed	\$333,256.30	2.5%	1	1.7%
No data	\$0.00	0.0%	0	0.0%
Other	\$35,896.36	0.3%	1	1.7%
	\$13,352,498.30	100.0%	59	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$12,595,069.60	94.3%	58	98.3%
0 > and <= 30 days	\$757,428.70	5.7%	1	1.7%
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%
	\$13,352,498.30	100.0%	59	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$12,524,155.61	93.8%	56	94.9%
Fixed	\$828,342.69	6.2%	3	5.1%
	\$13,352,498.30	100.0%	59	100.0%

