The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	**19-Oct-26**
Collections Period ending	**30-Sep-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	192,753,958.17	192,753,958.17	41.90%	19/10/2026	5.59%	8.00%	16.14%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	24,349,087.27	24,349,087.27	92.76%	19/10/2026	6.32%	2.75%	5.55%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	7,420,674.22	7,420,674.22	92.76%	19/10/2026	7.32%	1.15%	2.32%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,174,129.25	4,174,129.25	92.76%	19/10/2026	7.82%	0.25%	0.50%	AU3FN0080644
D	NR/NR	1,250,000.00	1,159,480.35	1,159,480.35	92.76%	19/10/2026	11.12%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	30-Sep-26
Pool Balance	$495,999,885.13	$228,033,064.74
Number of Loans	1,935	1,124
Avg Loan Balance	$256,330.69	$202,876.39
Maximum Loan Balance	$986,752.58	$903,111.80
Minimum Loan Balance	$20,010.37	$0.00
Weighted Avg Interest Rate	6.26%	6.50%
Weighted Avg Seasoning (mths)	55.1	94.2
Maximum Remaining Term (mths)	357.00	318.00
Weighted Avg Remaining Term (mths)	292.83	256.00
Maximum Current LVR	89.90%	87.04%
Weighted Avg Current LVR	56.66%	49.13%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	$145,966.80	0.06%
60 > and <= 90 days	0	$0.00	0.00%
90 > days	3	$760,882.87	0.33%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$17,868,143.74	7.8%	345	30.7%
20% > & <= 30%	$24,720,551.08	10.8%	146	13.0%
30% > & <= 40%	$29,885,339.64	13.1%	136	12.1%
40% > & <= 50%	$41,062,982.08	18.0%	142	12.6%
50% > & <= 60%	$41,159,073.91	18.0%	139	12.4%
60% > & <= 65%	$20,983,356.03	9.2%	63	5.6%
65% > & <= 70%	$16,416,431.90	7.2%	49	4.4%
70% > & <= 75%	$16,994,950.31	7.5%	51	4.5%
75% > & <= 80%	$8,491,458.85	3.7%	26	2.3%
80% > & <= 85%	$9,766,955.00	4.3%	25	2.2%
85% > & <= 90%	$683,822.20	0.3%	2	0.2%
90% > & <= 95%	$0.00	0.0%	0	0.0%
95% > & <= 100%	$0.00	0.0%	0	0.0%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

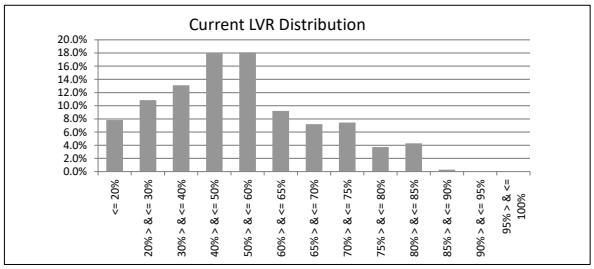


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$2,304,994.54	1.0%	45	4.0%
25% > & <= 30%	$2,796,599.87	1.2%	45	4.0%
30% > & <= 40%	$8,571,917.10	3.8%	68	6.0%
40% > & <= 50%	$15,894,486.71	7.0%	101	9.0%
50% > & <= 60%	$24,343,641.14	10.7%	117	10.4%
60% > & <= 65%	$14,950,971.03	6.6%	74	6.6%
65% > & <= 70%	$22,423,003.64	9.8%	114	10.1%
70% > & <= 75%	$23,767,703.12	10.4%	110	9.8%
75% > & <= 80%	$71,962,411.95	31.6%	292	26.0%
80% > & <= 85%	$3,602,398.23	1.6%	13	1.2%
85% > & <= 90%	$21,444,475.25	9.4%	82	7.3%
90% > & <= 95%	$15,776,706.07	6.9%	62	5.5%
95% > & <= 100%	$193,756.09	0.1%	1	0.1%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

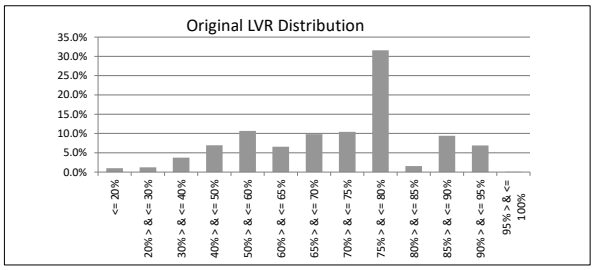


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	$5,035,069.67	2.2%	122	10.9%
10 year > & <= 12 years	$3,592,613.92	1.6%	56	5.0%
12 year > & <= 14 years	$7,336,119.60	3.2%	82	7.3%
14 year > & <= 16 years	$15,764,078.08	6.9%	115	10.2%
16 year > & <= 18 years	$15,402,149.91	6.8%	88	7.8%
18 year > & <= 20 years	$21,295,144.04	9.3%	113	10.1%
20 year > & <= 22 years	$32,404,788.34	14.2%	143	12.7%
22 year > & <= 24 years	$50,664,529.96	22.2%	177	15.7%
24 year > & <= 26 years	$68,647,093.41	30.1%	206	18.3%
26 year > & <= 28 years	$7,891,477.81	3.5%	22	2.0%
28 year > & <= 31 years	$0.00	0.0%	0	0.0%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

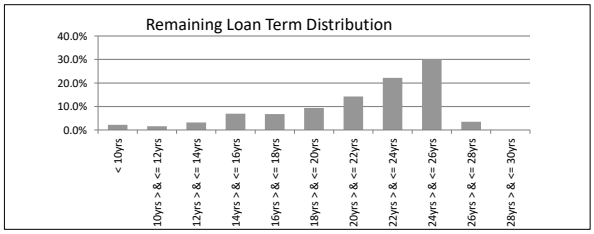


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
$0 > & <= $100000	$16,798,124.71	7.4%	417	37.1%
$100000 > & <= $200000	$31,248,642.42	13.7%	210	18.7%
$200000 > & <= $300000	$50,316,195.37	22.1%	202	18.0%
$300000 > & <= $400000	$53,034,455.58	23.3%	153	13.6%
$400000 > & <= $500000	$28,046,373.64	12.3%	63	5.6%
$500000 > & <= $600000	$24,843,547.65	10.9%	45	4.0%
$600000 > & <= $700000	$12,066,107.80	5.3%	19	1.7%
$700000 > & <= $800000	$8,213,884.12	3.6%	11	1.0%
$800000 > & <= $900000	$2,562,621.65	1.1%	3	0.3%
$900000 > & <= $1000000	$903,111.80	0.4%	1	0.1%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

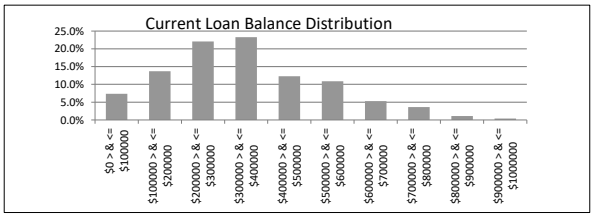
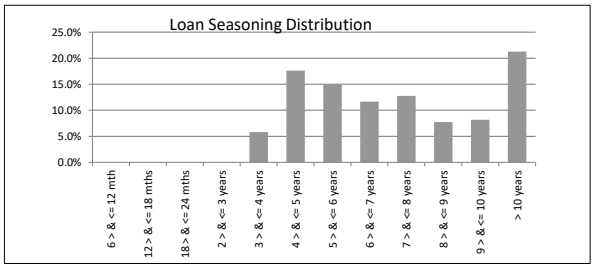


TABLE 5

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	$13,244,484.42	5.8%	39	3.5%
4 > & <= 5 years	$40,184,430.43	17.6%	143	12.7%
5 > & <= 6 years	$34,133,517.77	15.0%	126	11.2%
6 > & <= 7 years	$26,590,420.05	11.7%	102	9.1%
7 > & <= 8 years	$29,127,371.63	12.8%	115	10.2%
8 > & <= 9 years	$17,612,428.99	7.7%	79	7.0%
9 > & <= 10 years	$18,694,344.54	8.2%	100	8.9%
> 10 years	$48,446,066.91	21.2%	420	37.4%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**



The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	**19-Oct-26**
Collections Period ending	**30-Sep-26**

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	$4,962,335.59	2.2%	20	1.8%
2914	$4,448,979.43	2.0%	13	1.2%
2913	$4,196,902.29	1.8%	14	1.2%
2620	$3,362,354.88	1.5%	11	1.0%
2902	$3,322,519.58	1.5%	14	1.2%
5608	$2,922,668.70	1.3%	28	2.5%
2905	$2,491,492.66	1.1%	10	0.9%
5700	$2,128,590.13	0.9%	16	1.4%
2650	$2,067,574.72	0.9%	13	1.2%
2615	$1,934,419.52	0.8%	9	0.8%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	$37,918,966.54	16.6%	138	12.3%
New South Wales	$41,870,190.25	18.4%	179	15.9%
Northern Territory	$625,509.08	0.3%	2	0.2%
Queensland	$6,618,219.23	2.9%	27	2.4%
South Australia	$68,848,556.99	30.2%	483	43.0%
Tasmania	$1,971,043.26	0.9%	6	0.5%
Victoria	$39,673,078.97	17.4%	144	12.8%
Western Australia	$30,507,500.42	13.4%	145	12.9%
Undefined	$0.00	0.0%	0	0.0%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

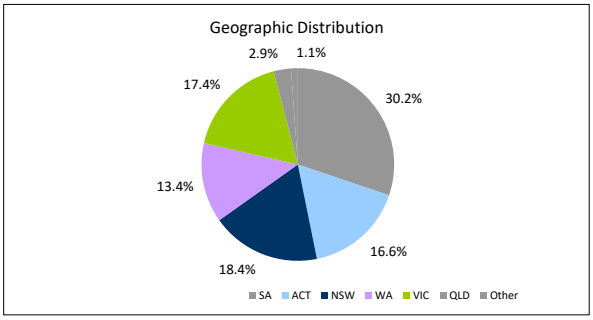


TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	$182,015,865.51	79.8%	833	74.1%
Non-metro	$45,395,729.44	19.9%	289	25.7%
Inner city	$621,469.79	0.3%	2	0.2%
Undefined	$0.00	0.0%	0	0.0%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

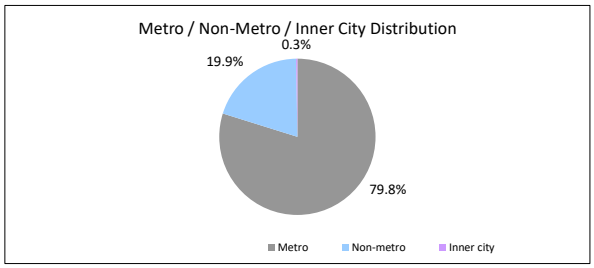


TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	$207,789,910.04	91.1%	1015	90.3%
Residential Unit	$19,127,696.55	8.4%	104	9.3%
Rural	$0.00	0.0%	0	0.0%
Semi-Rural	$0.00	0.0%	0	0.0%
High Density	$1,115,458.15	0.5%	5	0.4%
Undefined	$0.00	0.0%	0	0.0%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	$184,147,025.10	80.8%	945	84.1%
Investment	$43,886,039.64	19.2%	179	15.9%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

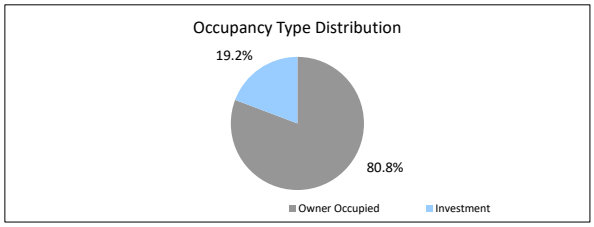


TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	$4,488,051.88	2.0%	15	1.3%
Pay-as-you-earn employee (casual)	$8,674,668.40	3.8%	47	4.2%
Pay-as-you-earn employee (full time)	$171,145,978.70	75.1%	792	70.5%
Pay-as-you-earn employee (part time)	$17,231,752.34	7.6%	90	8.0%
Self employed	$15,002,476.72	6.6%	78	6.9%
Other	$11,490,136.70	5.0%	102	9.1%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	$217,486,976.91	95.4%	1068	95.0%
Genworth/Helia	$10,546,087.83	4.6%	56	5.0%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	$223,594,630.10	98.1%	1106	98.4%
0 > and <= 30 days	$3,531,584.97	1.5%	14	1.2%
30 > and <= 60 days	$145,966.80	0.1%	1	0.1%
60 > and <= 90 days	$0.00	0.0%	0	0.0%
90 > days	$760,882.87	0.3%	3	0.3%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

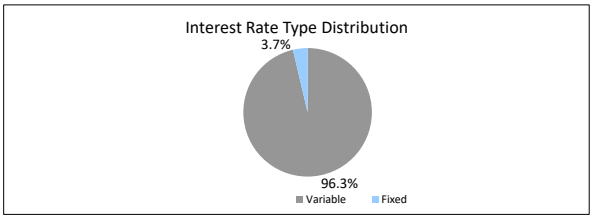


TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	$219,657,722.61	96.3%	1089	96.9%
Fixed	$8,375,342.13	3.7%	35	3.1%
	$228,033,064.74	**100.0%**	**1,124**	**100.0%**

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.89%	35
Variable Interest Rate	6.53%	1089

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	$1,738,135.96	20.8%	5	6.05%
6 > & <= 12 mth	$1,614,779.94	19.3%	8	5.95%
12 > & <= 18 mths	$2,073,038.17	24.8%	9	5.71%
18 > & <= 24 mths	$920,679.31	11.0%	5	6.38%
2 > & <= 3 years	$2,028,708.75	24.2%	8	5.67%
3 > & <= 4 years	$0.00	0.0%	0	0.00%
4 > & <= 5 years	$0.00	0.0%	0	0.00%
	$8,375,342.13	**100.0%**	**35**	

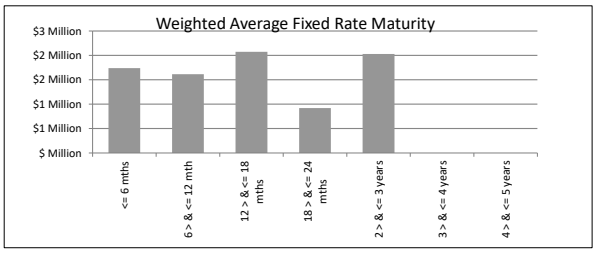


TABLE 18

CPR	20.49%

The Barton Series 2023-1 Trust Representative Pool

Collections Period ending	30-Sep-26

SUMMARY	30-Sep-26
Pool Balance	$10,491,884.18
Number of Loans	50
Avg Loan Balance	$209,837.68
Maximum Loan Balance	$767,923.32
Minimum Loan Balance	$0.00
Weighted Avg Interest Rate	6.38%
Weighted Avg Seasoning (mths)	98.6
Maximum Remaining Term (mths)	314.00
Weighted Avg Remaining Term (mths)	251.16
Maximum Current LVR	85.80%
Weighted Avg Current LVR	53.37%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$669,177.49	6.4%	11	22.0%
20% > & <= 30%	$476,339.73	4.5%	5	10.0%
30% > & <= 40%	$1,192,209.16	11.4%	5	10.0%
40% > & <= 50%	$2,598,555.18	24.8%	10	20.0%
50% > & <= 60%	$1,398,562.31	13.3%	5	10.0%
60% > & <= 65%	$1,066,956.82	10.2%	4	8.0%
65% > & <= 70%	$598,610.33	5.7%	2	4.0%
70% > & <= 75%	$455,868.69	4.3%	2	4.0%
75% > & <= 80%	$1,457,225.62	13.9%	4	8.0%
80% > & <= 85%	$0.00	0.0%	0	0.0%
85% > & <= 90%	$578,378.85	5.5%	2	4.0%
90% > & <= 95%	$0.00	0.0%	0	0.0%
95% > & <= 100%	$0.00	0.0%	0	0.0%
	$10,491,884.18	100.0%	50	100.0%

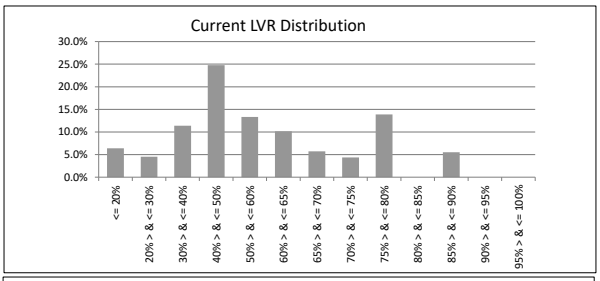


TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
$0 > & <= $100000	$899,430.94	8.6%	17	34.0%
$100000 > & <= $200000	$1,445,777.67	13.8%	10	20.0%
$200000 > & <= $300000	$2,498,800.81	23.8%	10	20.0%
$300000 > & <= $400000	$2,452,981.58	23.4%	7	14.0%
$400000 > & <= $500000	$1,344,644.52	12.8%	3	6.0%
$500000 > & <= $600000	$1,082,325.34	10.3%	2	4.0%
$600000 > & <= $700000	$0.00	0.0%	0	0.0%
$700000 > & <= $800000	$767,923.32	7.3%	1	2.0%
$800000 > & <= $900000	$0.00	0.0%	0	0.0%
$900000 > & <= $1000000	$0.00	0.0%	0	0.0%
	$10,491,884.18	100.0%	50	100.0%

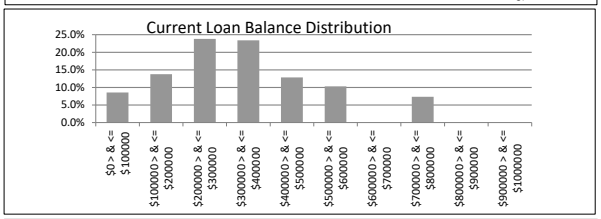


TABLE 3

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	$729,416.99	7.0%	2	4.0%
4 > & <= 5 years	$2,574,763.88	24.5%	8	16.0%
5 > & <= 6 years	$662,215.35	6.3%	4	8.0%
6 > & <= 7 years	$1,423,321.46	13.6%	8	16.0%
7 > & <= 8 years	$972,887.19	9.3%	5	10.0%
8 > & <= 9 years	$749,402.62	7.1%	3	6.0%
9 > & <= 10 years	$741,154.31	7.1%	2	4.0%
> 10 years	$2,638,722.38	25.2%	18	36.0%
	$10,491,884.18	100.0%	50	100.0%

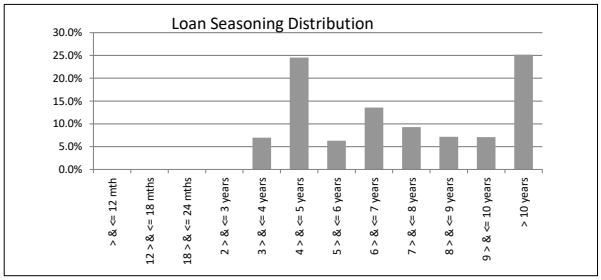


TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	$1,646,394.90	15.7%	6	12.0%
New South Wales	$1,358,509.45	12.9%	5	10.0%
Northern Territory	$190,496.52	1.8%	1	2.0%
Queensland	$0.00	0.0%	0	0.0%
South Australia	$3,972,073.62	37.9%	24	48.0%
Tasmania	$191,355.84	1.8%	1	2.0%
Victoria	$2,003,312.23	19.1%	7	14.0%
Western Australia	$1,129,741.62	10.8%	6	12.0%
	$10,491,884.18	100.0%	50	100.0%

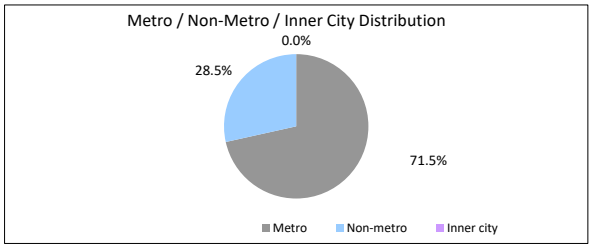


TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	$7,503,797.95	71.5%	30	60.0%
Non-metro	$2,988,086.23	28.5%	20	40.0%
Inner city	$0.00	0.0%	0	0.0%
	$10,491,884.18	100.0%	50	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	$9,515,167.61	90.7%	46	92.0%
Residential Unit	$976,716.57	9.3%	4	8.0%
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%
	$10,491,884.18	100.0%	50	100.0%

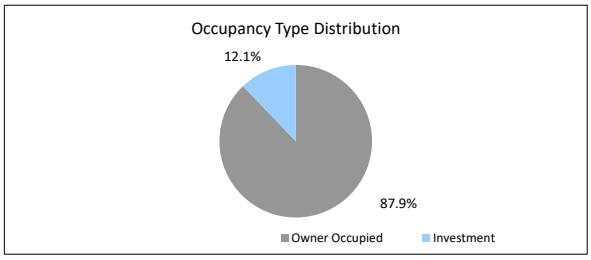


TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	$9,217,451.15	87.9%	43	86.0%
Investment	$1,274,433.03	12.1%	7	14.0%
	$10,491,884.18	100.0%	50	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)	$93,382.54	0.9%	1	2.0%
Pay-as-you-earn employee (full time)	$9,506,554.78	90.6%	40	80.0%
Pay-as-you-earn employee (part time)	$528,338.06	5.0%	7	14.0%
Self employed	$324,167.82	3.1%	1	2.0%
No data	$0.00	0.0%	0	0.0%
Other	$39,440.98	0.4%	1	2.0%
	$10,491,884.18	100.0%	50	100.0%

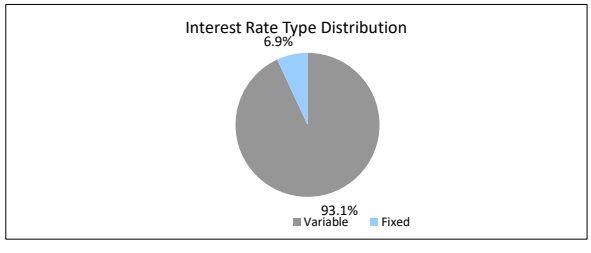


TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	$9,327,715.87	88.9%	48	96.0%
0 > and <= 30 days	$396,244.99	3.8%	1	2.0%
30 > and <= 60 days	$0.00	0.0%	0	0.0%
60 > and <= 90 days	$0.00	0.0%	0	0.0%
90 > days	$767,923.32	7.3%	1	2.0%
	$10,491,884.18	100.0%	50	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	$9,766,892.46	93.1%	47	94.0%
Fixed	$724,991.72	6.9%	3	6.0%
	$10,491,884.18	100.0%	50	100.0%