The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Jul-26
Collections Period ending	30-Jun-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	207,802,097.28	207,802,097.28	45.17%	17/07/2026	5.47%	8.00%	16.14%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/07/2026	6.20%	2.75%	5.55%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/07/2026	7.20%	1.15%	2.32%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/07/2026	7.70%	0.25%	0.50%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/07/2026	11.00%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	30-Jun-26
Pool Balance	$495,999,885.13	$245,835,413.97
Number of Loans	1,935	1,178
Avg Loan Balance	$256,330.69	$208,688.81
Maximum Loan Balance	$986,752.58	$907,106.54
Minimum Loan Balance	$20,010.37	$0.00
Weighted Avg Interest Rate	6.26%	6.51%
Weighted Avg Seasoning (mths)	55.1	91.2
Maximum Remaining Term (mths)	357.00	321.00
Weighted Avg Remaining Term (mths)	292.83	259.24
Maximum Current LVR	89.90%	87.40%
Weighted Avg Current LVR	56.66%	49.76%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	0	$0.00	0.00%
60 > and <= 90 days	1	$333,929.62	0.14%
90 > days	1	$224,752.92	0.09%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$19,095,384.32	7.8%	353	30.0%
20% > & <= 30%	$24,309,429.39	9.9%	135	11.5%
30% > & <= 40%	$29,341,089.58	11.9%	143	12.1%
40% > & <= 50%	$46,765,614.76	19.0%	160	13.6%
50% > & <= 60%	$44,332,744.20	18.0%	147	12.5%
60% > & <= 65%	$24,665,658.09	10.0%	76	6.5%
65% > & <= 70%	$18,969,299.56	7.7%	54	4.6%
70% > & <= 75%	$17,209,032.92	7.0%	52	4.4%
75% > & <= 80%	$10,257,348.88	4.2%	29	2.5%
80% > & <= 85%	$9,067,884.67	3.7%	24	2.0%
85% > & <= 90%	$1,821,927.60	0.7%	5	0.4%
90% > & <= 95%	$0.00	0.0%	0	0.0%
95% > & <= 100%	$0.00	0.0%	0	0.0%
	$245,835,413.97	100.0%	1,178	100.0%

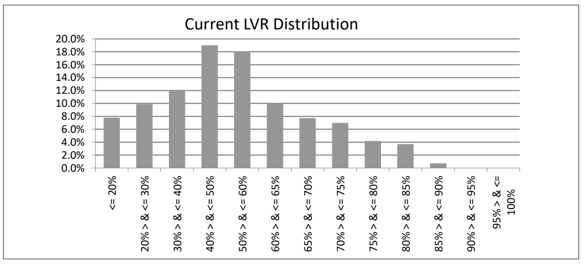


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$2,450,265.98	1.0%	47	4.0%
25% > & <= 30%	$3,012,761.04	1.2%	47	4.0%
30% > & <= 40%	$8,774,104.29	3.6%	71	6.0%
40% > & <= 50%	$18,295,377.05	7.4%	105	8.9%
50% > & <= 60%	$25,764,667.37	10.5%	122	10.4%
60% > & <= 65%	$15,363,300.34	6.2%	77	6.5%
65% > & <= 70%	$24,285,270.26	9.9%	120	10.2%
70% > & <= 75%	$27,025,987.78	11.0%	117	9.9%
75% > & <= 80%	$76,623,268.44	31.2%	305	25.9%
80% > & <= 85%	$3,847,122.68	1.6%	14	1.2%
85% > & <= 90%	$23,410,113.04	9.5%	88	7.5%
90% > & <= 95%	$16,788,293.75	6.8%	64	5.4%
95% > & <= 100%	$194,881.95	0.1%	1	0.1%
	$245,835,413.97	100.0%	1,178	100.0%

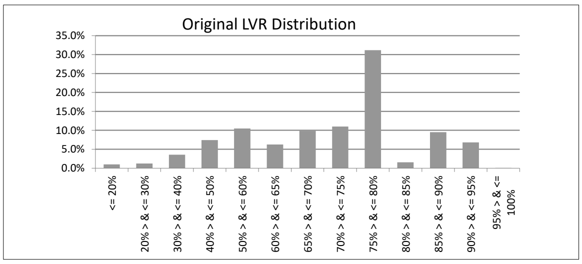


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	$5,135,119.67	2.1%	120	10.2%
10 year > & <= 12 years	$3,682,707.12	1.5%	59	5.0%
12 year > & <= 14 years	$6,750,912.77	2.7%	80	6.8%
14 year > & <= 16 years	$15,422,911.16	6.3%	110	9.3%
16 year > & <= 18 years	$17,174,691.11	7.0%	103	8.7%
18 year > & <= 20 years	$22,750,376.92	9.3%	115	9.8%
20 year > & <= 22 years	$33,601,158.92	13.7%	149	12.6%
22 year > & <= 24 years	$49,124,352.71	20.0%	168	14.3%
24 year > & <= 26 years	$74,183,311.34	30.2%	229	19.4%
26 year > & <= 28 years	$18,009,872.25	7.3%	45	3.8%
28 year > & <= 31 years	$0.00	0.0%	0	0.0%
	$245,835,413.97	100.0%	1,178	100.0%

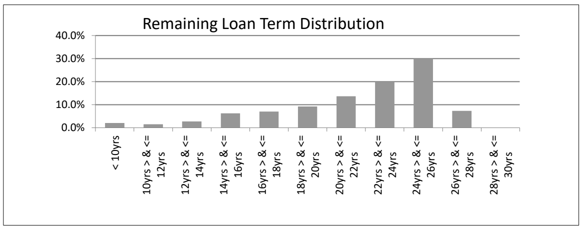


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
$0 > & <= $100000	$18,100,014.43	7.4%	429	36.4%
$100000 > & <= $200000	$31,550,114.72	12.8%	213	18.1%
$200000 > & <= $300000	$52,635,672.47	21.4%	212	18.0%
$300000 > & <= $400000	$57,765,488.74	23.5%	166	14.1%
$400000 > & <= $500000	$31,175,594.66	12.7%	70	5.9%
$500000 > & <= $600000	$27,150,265.90	11.0%	49	4.2%
$600000 > & <= $700000	$13,383,888.53	5.4%	21	1.8%
$700000 > & <= $800000	$9,687,359.76	3.9%	13	1.1%
$800000 > & <= $900000	$2,579,846.08	1.0%	3	0.3%
$900000 > & <= $1000000	$1,807,168.68	0.7%	2	0.2%
	$245,835,413.97	100.0%	1,178	100.0%

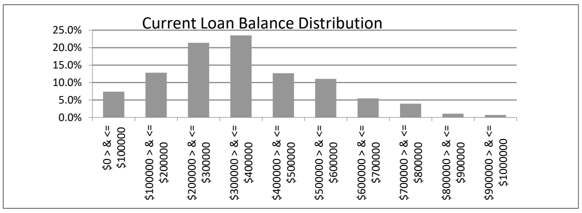


TABLE 5

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	$25,052,587.53	10.2%	79	6.7%
4 > & <= 5 years	$41,281,439.76	16.8%	148	12.6%
5 > & <= 6 years	$36,141,312.89	14.7%	129	11.0%
6 > & <= 7 years	$32,830,611.73	13.4%	116	9.8%
7 > & <= 8 years	$23,902,578.26	9.7%	103	8.7%
8 > & <= 9 years	$18,528,424.96	7.5%	80	6.8%
9 > & <= 10 years	$17,831,902.42	7.3%	97	8.2%
> 10 years	$50,266,556.42	20.4%	426	36.2%
	$245,835,413.97	100.0%	1,178	100.0%

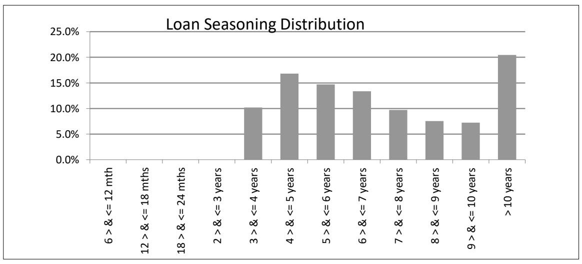


TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	$5,611,768.20	2.3%	21	1.8%
2914	$4,512,928.44	1.8%	13	1.1%
2913	$4,292,431.09	1.7%	14	1.2%
2620	$3,693,301.20	1.5%	13	1.1%
2902	$3,398,696.92	1.4%	14	1.2%
5608	$3,121,274.42	1.3%	28	2.4%
5700	$2,619,920.19	1.1%	18	1.5%
2905	$2,526,856.33	1.0%	10	0.8%
2650	$2,147,148.32	0.9%	14	1.2%
2615	$1,966,788.08	0.8%	9	0.8%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	**17-Jul-26**
Collections Period ending	**30-Jun-26**

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	$40,736,910.86	16.6%	143	12.1%
New South Wales	$46,838,054.57	19.1%	193	16.4%
Northern Territory	$635,993.31	0.3%	3	0.3%
Queensland	$6,635,691.54	2.7%	27	2.3%
South Australia	$74,817,117.26	30.4%	507	43.0%
Tasmania	$2,002,757.00	0.8%	6	0.5%
Victoria	$41,522,891.24	16.9%	146	12.4%
Western Australia	$32,645,998.19	13.3%	153	13.0%
Undefined	$0.00	0.0%	0	0.0%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	$196,439,782.84	79.9%	870	73.9%
Non-metro	$48,765,457.42	19.8%	306	26.0%
Inner city	$630,173.71	0.3%	2	0.2%
Undefined	$0.00	0.0%	0	0.0%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	$223,870,605.37	91.1%	1063	90.2%
Residential Unit	$20,770,470.56	8.4%	110	9.3%
Rural	$0.00	0.0%	0	0.0%
Semi-Rural	$0.00	0.0%	0	0.0%
High Density	$1,194,338.04	0.5%	5	0.4%
Undefined	$0.00	0.0%	0	0.0%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	$198,210,185.97	80.6%	981	83.3%
Investment	$47,625,228.00	19.4%	197	16.7%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	$4,533,891.40	1.8%	15	1.3%
Pay-as-you-earn employee (casual)	$9,106,063.08	3.7%	47	4.0%
Pay-as-you-earn employee (full time)	$184,821,401.53	75.2%	836	71.0%
Pay-as-you-earn employee (part time)	$17,538,502.79	7.1%	90	7.6%
Self employed	$16,073,660.80	6.5%	84	7.1%
No data	$13,761,894.37	5.6%	106	9.0%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	$234,866,642.48	95.5%	1120	95.1%
Genworth/Helia	$10,968,771.49	4.5%	58	4.9%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	$240,864,807.74	98.0%	1159	98.4%
0 > and <= 30 days	$4,411,923.69	1.8%	17	1.4%
30 > and <= 60 days	$0.00	0.0%	0	0.0%
60 > and <= 90 days	$333,929.62	0.1%	1	0.1%
90 > days	$224,752.92	0.1%	1	0.1%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	$237,607,517.98	96.7%	1140	96.8%
Fixed	$8,227,895.99	3.3%	38	3.2%
	$245,835,413.97	**100.0%**	**1,178**	**100.0%**

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.82%	38
Variable Interest Rate	6.53%	1140

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

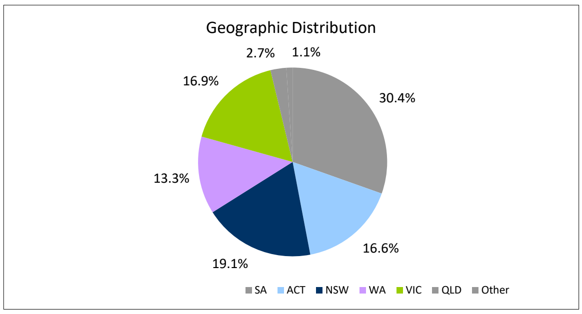
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

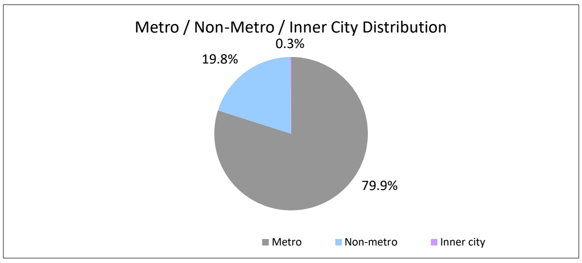
TABLE 17

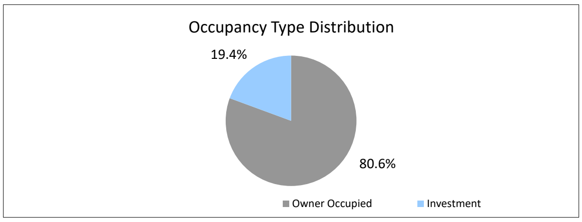
Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	eighted Average
<= 6 mths	$1,591,108.89	19.3%	10	6.09%
6 > & <= 12 mth	$1,999,523.99	24.3%	8	5.84%
12 > & <= 18 mths	$894,794.90	10.9%	4	5.62%
18 > & <= 24 mths	$1,353,958.71	16.5%	6	5.75%
2 > & <= 3 years	$2,388,509.50	29.0%	10	5.75%
3 > & <= 4 years	$0.00	0.0%	0	0.00%
4 > & <= 5 years	$0.00	0.0%	0	0.00%
	$8,227,895.99	**100.0%**	**38**	

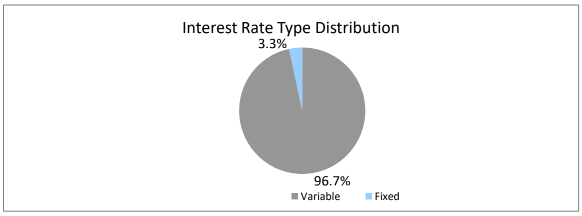
TABLE 18

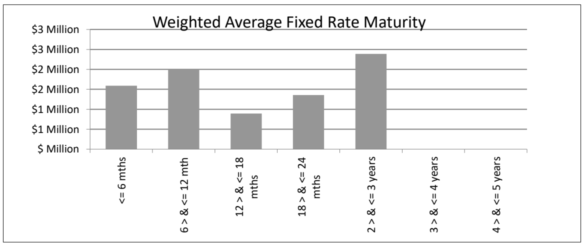
CPR	13.72%











The Barton Series 2023-1 Trust Representative Pool

Collections Period ending	30-Jun-26

SUMMARY 30-Jun-26

Pool Balance	$12,086,816.24
Number of Loans	54
Avg Loan Balance	$223,829.93
Maximum Loan Balance	$762,019.52
Minimum Loan Balance	$0.00
Weighted Avg Interest Rate	6.36%
Weighted Avg Seasoning (mths)	95.7
Maximum Remaining Term (mths)	317.00
Weighted Avg Remaining Term (mths)	254.48
Maximum Current LVR	86.20%
Weighted Avg Current LVR	54.23%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	$572,865.38	4.7%	9	16.7%
20% > & <= 30%	$697,185.34	5.8%	7	13.0%
30% > & <= 40%	$1,205,491.14	10.0%	5	9.3%
40% > & <= 50%	$1,860,274.63	15.4%	8	14.8%
50% > & <= 60%	$2,218,722.34	18.4%	8	14.8%
60% > & <= 65%	$1,848,822.11	15.3%	6	11.1%
65% > & <= 70%	$1,185,112.55	9.8%	3	5.6%
70% > & <= 75%	$460,901.77	3.8%	2	3.7%
75% > & <= 80%	$1,457,111.09	12.1%	4	7.4%
80% > & <= 85%	$0.00	0.0%	0	0.0%
85% > & <= 90%	$580,329.89	4.8%	2	3.7%
90% > & <= 95%	$0.00	0.0%	0	0.0%
95% > & <= 100%	$0.00	0.0%	0	0.0%
	$12,086,816.24	100.0%	54	100.0%

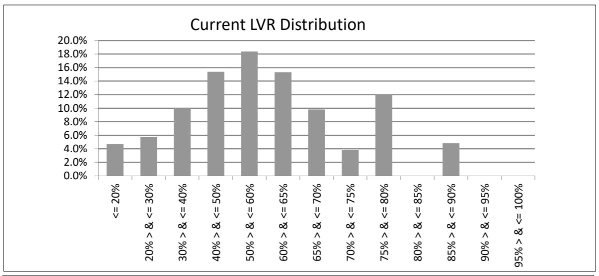


TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
$0 > & <= $100000	$1,005,427.26	8.3%	17	31.5%
$100000 > & <= $200000	$1,571,190.75	13.0%	11	20.4%
$200000 > & <= $300000	$2,548,890.73	21.1%	10	18.5%
$300000 > & <= $400000	$3,162,009.71	26.2%	9	16.7%
$400000 > & <= $500000	$1,358,169.76	11.2%	3	5.6%
$500000 > & <= $600000	$1,679,108.51	13.9%	3	5.6%
$600000 > & <= $700000	$0.00	0.0%	0	0.0%
$700000 > & <= $800000	$762,019.52	6.3%	1	1.9%
$800000 > & <= $900000	$0.00	0.0%	0	0.0%
$900000 > & <= $1000000	$0.00	0.0%	0	0.0%
	$12,086,816.24	100.0%	54	100.0%

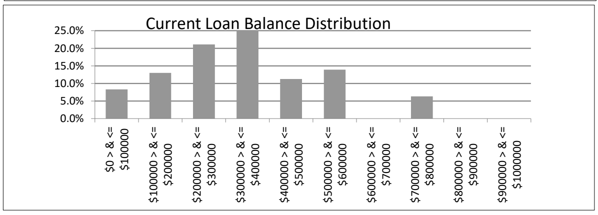


TABLE 3

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	$1,585,276.31	13.1%	4	7.4%
4 > & <= 5 years	$2,966,574.71	24.5%	10	18.5%
5 > & <= 6 years	$790,283.78	6.5%	6	11.1%
6 > & <= 7 years	$760,192.79	6.3%	3	5.6%
7 > & <= 8 years	$2,047,834.91	16.9%	8	14.8%
8 > & <= 9 years	$118,662.70	1.0%	1	1.9%
9 > & <= 10 years	$747,067.15	6.2%	2	3.7%
> 10 years	$3,070,923.89	25.4%	20	37.0%
	$12,086,816.24	100.0%	54	100.0%

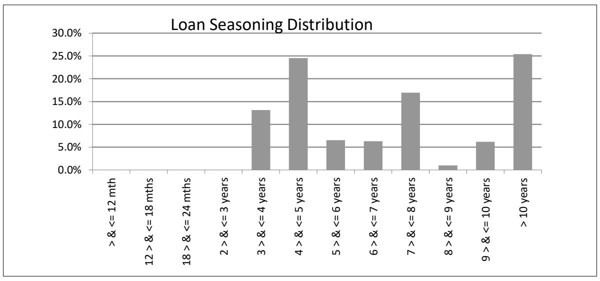


TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	$1,953,151.62	16.2%	7	13.0%
New South Wales	$1,370,176.21	11.3%	5	9.3%
Northern Territory	$193,181.10	1.6%	1	1.9%
Queensland	$0.00	0.0%	0	0.0%
South Australia	$5,107,663.62	42.3%	27	50.0%
Tasmania	$192,835.53	1.6%	1	1.9%
Victoria	$2,050,778.47	17.0%	7	13.0%
Western Australia	$1,219,029.69	10.1%	6	11.1%
	$12,086,816.24	100.0%	54	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	$9,047,584.93	74.9%	34	63.0%
Non-metro	$3,039,231.31	25.1%	20	37.0%
Inner city	$0.00	0.0%	0	0.0%
	$12,086,816.24	100.0%	54	100.0%

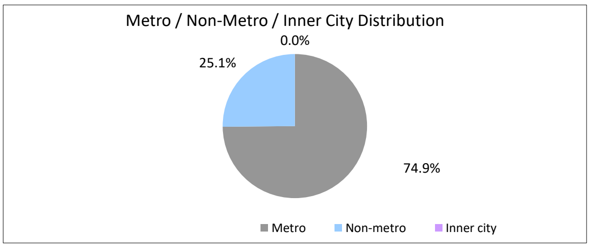


TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	$11,097,087.33	91.8%	50	92.6%
Residential Unit	$989,728.91	8.2%	4	7.4%
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%
	$12,086,816.24	100.0%	54	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	$10,783,620.81	89.2%	47	87.0%
Investment	$1,303,195.43	10.8%	7	13.0%
	$12,086,816.24	100.0%	54	100.0%

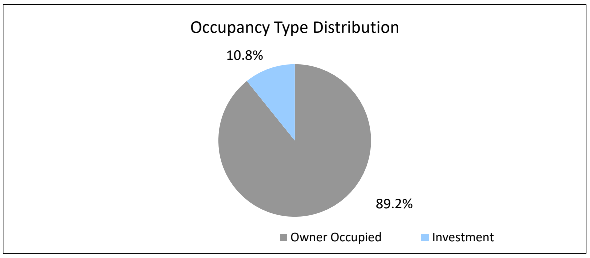


TABLE 8

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)	$96,210.99	0.8%	1	1.9%
Pay-as-you-earn employee (full time)	$10,610,946.63	87.8%	43	79.6%
Pay-as-you-earn employee (part time)	$1,013,754.41	8.4%	8	14.8%
Self employed	$326,462.30	2.7%	1	1.9%
No data	$0.00	0.0%	0	0.0%
Other	$39,441.91	0.3%	1	1.9%
	$12,086,816.24	100.0%	54	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	$10,671,317.41	88.3%	51	94.4%
0 > and <= 30 days	$653,479.31	5.4%	2	3.7%
30 > and <= 60 days	$762,019.52	6.3%	1	1.9%
60 > and <= 90 days	$0.00	0.0%	0	0.0%
90 > days	$0.00	0.0%	0	0.0%
	$12,086,816.24	100.0%	54	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	$11,626,901.32	96.2%	52	96.3%
Fixed	$459,914.92	3.8%	2	3.7%
	$12,086,816.24	100.0%	54	100.0%