

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Sep-26
Collections Period ending	31-Aug-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	196,877,138.89	196,877,138.89	42.80%	17/09/2026	5.48%	8.00%	16.14%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	24,869,936.17	24,869,936.17	94.74%	17/09/2026	6.21%	2.75%	5.55%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	7,579,409.12	7,579,409.12	94.74%	17/09/2026	7.21%	1.15%	2.32%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,263,417.63	4,263,417.63	94.74%	17/09/2026	7.71%	0.25%	0.50%	AU3FN0080644
D	NR/NR	1,250,000.00	1,184,282.68	1,184,282.68	94.74%	17/09/2026	11.01%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	31-Aug-26
Pool Balance	\$495,999,885.13	\$232,910,897.31
Number of Loans	1,935	1,138
Avg Loan Balance	\$256,330.69	\$204,666.87
Maximum Loan Balance	\$986,752.58	\$903,684.73
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.50%
Weighted Avg Seasoning (mths)	55.1	93.2
Maximum Remaining Term (mths)	357.00	319.00
Weighted Avg Remaining Term (mths)	292.83	257.10
Maximum Current LVR	89.90%	87.17%
Weighted Avg Current LVR	56.66%	49.34%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$432,446.80	0.19%
60 > and <= 90 days	1	\$195,011.71	0.08%
90 > days	2	\$564,335.76	0.24%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$17,913,839.05	7.7%	344	30.2%
20% > & <= 30%	\$23,781,900.31	10.2%	135	11.9%
30% > & <= 40%	\$29,850,320.01	12.8%	144	12.7%
40% > & <= 50%	\$44,404,139.56	19.1%	153	13.4%
50% > & <= 60%	\$40,119,972.41	17.2%	136	12.0%
60% > & <= 65%	\$23,128,005.19	9.9%	71	6.2%
65% > & <= 70%	\$17,417,042.43	7.5%	50	4.4%
70% > & <= 75%	\$17,467,605.78	7.5%	53	4.7%
75% > & <= 80%	\$8,312,219.25	3.6%	25	2.2%
80% > & <= 85%	\$9,831,704.94	4.2%	25	2.2%
85% > & <= 90%	\$684,148.38	0.3%	2	0.2%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$232,910,897.31	100.0%	1,138	100.0%

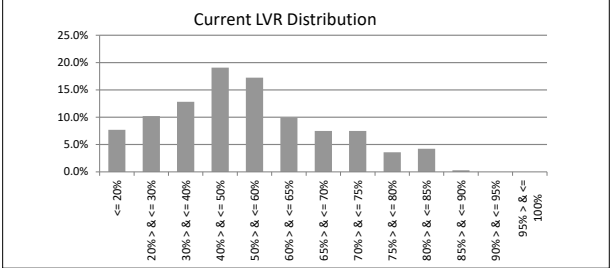


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$2,333,605.25	1.0%	45	4.0%
25% > & <= 30%	\$2,810,748.48	1.2%	45	4.0%
30% > & <= 40%	\$8,645,751.04	3.7%	69	6.1%
40% > & <= 50%	\$16,438,159.29	7.1%	102	9.0%
50% > & <= 60%	\$24,777,234.20	10.6%	121	10.6%
60% > & <= 65%	\$15,081,793.15	6.5%	74	6.5%
65% > & <= 70%	\$22,580,698.56	9.7%	115	10.1%
70% > & <= 75%	\$25,776,836.19	11.1%	113	9.9%
75% > & <= 80%	\$72,327,343.06	31.1%	293	25.7%
80% > & <= 85%	\$3,611,561.72	1.6%	13	1.1%
85% > & <= 90%	\$22,082,781.17	9.5%	84	7.4%
90% > & <= 95%	\$16,250,283.55	7.0%	63	5.5%
95% > & <= 100%	\$194,101.65	0.1%	1	0.1%
	\$232,910,897.31	100.0%	1,138	100.0%

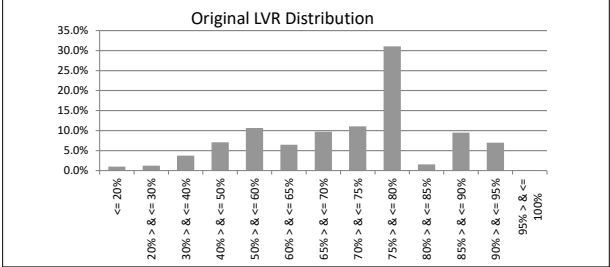


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$5,086,522.73	2.2%	122	10.7%
10 year > & <= 12 years	\$3,598,426.54	1.5%	56	4.9%
12 year > & <= 14 years	\$6,976,414.11	3.0%	81	7.1%
14 year > & <= 16 years	\$15,083,159.28	6.5%	111	9.8%
16 year > & <= 18 years	\$17,410,597.74	7.5%	98	8.6%
18 year > & <= 20 years	\$20,308,297.00	8.7%	107	9.4%
20 year > & <= 22 years	\$33,560,850.85	14.4%	147	12.9%
22 year > & <= 24 years	\$50,082,852.16	21.5%	176	15.5%
24 year > & <= 26 years	\$69,661,021.05	29.9%	212	18.6%
26 year > & <= 28 years	\$11,142,755.85	4.8%	28	2.5%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$232,910,897.31	100.0%	1,138	100.0%

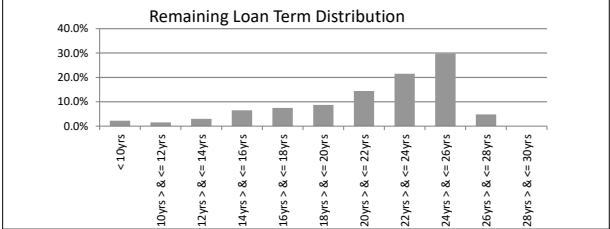


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$17,353,955.13	7.5%	423	37.2%
\$100000 > & <= \$200000	\$31,204,987.61	13.4%	208	18.3%
\$200000 > & <= \$300000	\$50,456,014.70	21.7%	203	17.8%
\$300000 > & <= \$400000	\$54,384,689.70	23.3%	157	13.8%
\$400000 > & <= \$500000	\$28,846,080.09	12.4%	65	5.7%
\$500000 > & <= \$600000	\$25,362,717.15	10.9%	46	4.0%
\$600000 > & <= \$700000	\$12,698,256.30	5.5%	20	1.8%
\$700000 > & <= \$800000	\$8,226,402.38	3.5%	11	1.0%
\$800000 > & <= \$900000	\$3,474,109.52	1.5%	4	0.4%
\$900000 > & <= \$1000000	\$903,684.73	0.4%	1	0.1%
	\$232,910,897.31	100.0%	1,138	100.0%

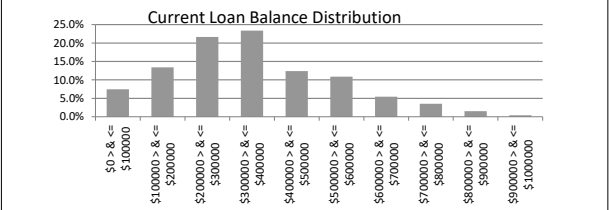
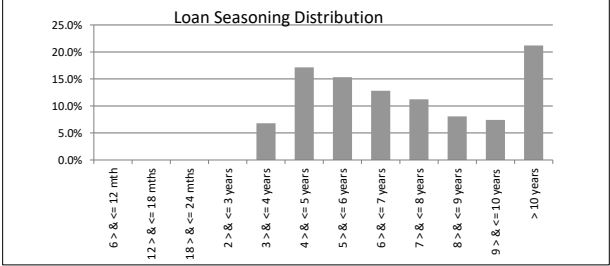


TABLE 5

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	\$15,852,849.58	6.8%	46	4.0%
4 > & <= 5 years	\$39,946,386.73	17.2%	144	12.7%
5 > & <= 6 years	\$35,667,944.00	15.3%	130	11.4%
6 > & <= 7 years	\$29,847,894.69	12.8%	108	9.5%
7 > & <= 8 years	\$26,138,949.38	11.2%	110	9.7%
8 > & <= 9 years	\$18,823,112.31	8.1%	79	6.9%
9 > & <= 10 years	\$17,267,555.28	7.4%	97	8.5%
> 10 years	\$49,366,205.34	21.2%	424	37.3%
	\$232,910,897.31	100.0%	1,138	100.0%



The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Sep-26
Collections Period ending	31-Aug-26

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	\$5,013,273.86	2.2%	20	1.8%
2914	\$4,475,096.41	1.9%	13	1.1%
2913	\$4,220,025.54	1.8%	14	1.2%
2620	\$3,614,278.43	1.6%	12	1.1%
2902	\$3,337,868.99	1.4%	14	1.2%
5608	\$3,088,404.19	1.3%	28	2.5%
2905	\$2,499,266.08	1.1%	10	0.9%
5700	\$2,147,612.16	0.9%	16	1.4%
2650	\$2,091,000.82	0.9%	13	1.1%
2615	\$1,937,381.50	0.8%	9	0.8%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$38,443,763.29	16.5%	139	12.2%
New South Wales	\$43,643,866.00	18.7%	181	15.9%
Northern Territory	\$634,993.47	0.3%	3	0.3%
Queensland	\$6,630,053.45	2.8%	27	2.4%
South Australia	\$70,447,930.22	30.2%	491	43.1%
Tasmania	\$1,982,358.25	0.9%	6	0.5%
Victoria	\$40,234,540.90	17.3%	145	12.7%
Western Australia	\$30,893,391.73	13.3%	146	12.8%
Undefined	\$0.00	0.0%	0	0.0%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$185,391,920.10	79.6%	840	73.8%
Non-metro	\$46,894,361.68	20.1%	296	26.0%
Inner city	\$624,615.53	0.3%	2	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$211,922,922.13	91.0%	1027	90.2%
Residential Unit	\$19,862,752.72	8.5%	106	9.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,125,222.46	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$188,045,432.47	80.7%	955	83.9%
Investment	\$44,865,464.84	19.3%	183	16.1%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$4,496,219.75	1.9%	15	1.3%
Pay-as-you-earn employee (casual)	\$8,721,215.83	3.7%	47	4.1%
Pay-as-you-earn employee (full time)	\$175,217,628.58	75.2%	802	70.5%
Pay-as-you-earn employee (part time)	\$17,337,892.40	7.4%	90	7.9%
Self employed	\$15,270,153.54	6.6%	80	7.0%
No data	\$11,867,787.21	5.1%	104	9.1%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$222,157,693.35	95.4%	1081	95.0%
Genworth/Helia	\$10,753,203.96	4.6%	57	5.0%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$228,281,979.77	98.0%	1120	98.4%
0 > and <= 30 days	\$3,437,123.27	1.5%	14	1.2%
30 > and <= 60 days	\$432,446.80	0.2%	1	0.1%
60 > and <= 90 days	\$195,011.71	0.1%	1	0.1%
90 > days	\$564,335.76	0.2%	2	0.2%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$225,587,795.28	96.9%	1105	97.1%
Fixed	\$7,323,102.03	3.1%	33	2.9%
	\$232,910,897.31	100.0%	1,138	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.83%	33
Variable Interest Rate	6.53%	1105

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

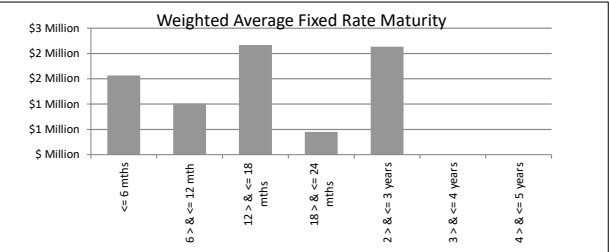
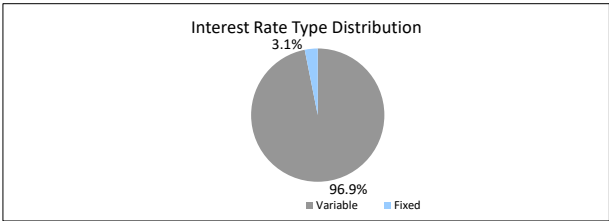
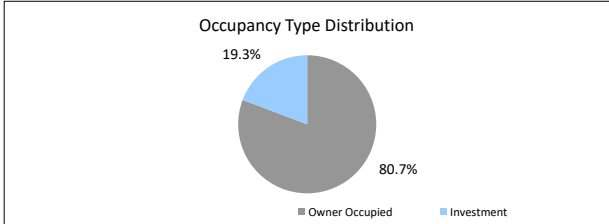
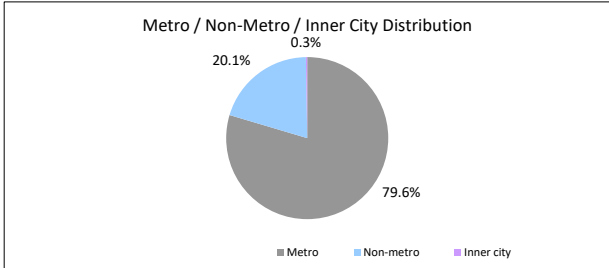
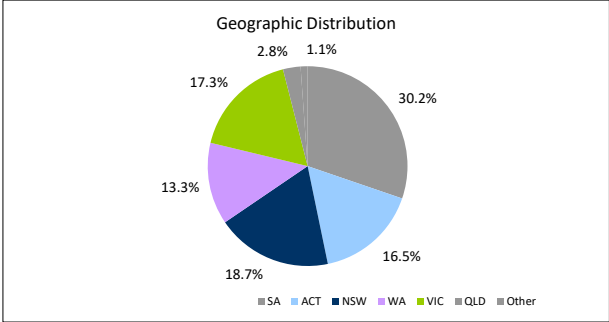
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$1,564,288.91	21.4%	8	6.05%
6 > & <= 12 mth	\$1,007,605.46	13.8%	6	5.83%
12 > & <= 18 mths	\$2,168,126.34	29.6%	9	5.68%
18 > & <= 24 mths	\$449,565.36	6.1%	3	6.21%
2 > & <= 3 years	\$2,133,515.96	29.1%	9	5.73%
3 > & <= 4 years	\$0.00	0.0%	0	0.00%
4 > & <= 5 years	\$0.00	0.0%	0	0.00%
	\$7,323,102.03	100.0%	33	

TABLE 18

CPR	20.05%
-----	--------



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending	31-Aug-26
SUMMARY	31-Aug-26
Pool Balance	\$10,538,665.50
Number of Loans	50
Avg Loan Balance	\$210,773.31
Maximum Loan Balance	\$766,249.05
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	6.38%
Weighted Avg Seasoning (mths)	97.7
Maximum Remaining Term (mths)	315.00
Weighted Avg Remaining Term (mths)	252.04
Maximum Current LVR	86.00%
Weighted Avg Current LVR	53.54%

TABLE 1				
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$585,561.88	5.6%	10	20.0%
20% > & <= 30%	\$450,878.60	4.3%	5	10.0%
30% > & <= 40%	\$1,327,069.03	12.6%	6	12.0%
40% > & <= 50%	\$2,058,390.98	19.5%	9	18.0%
50% > & <= 60%	\$1,949,018.96	18.5%	6	12.0%
60% > & <= 65%	\$1,076,082.54	10.2%	4	8.0%
65% > & <= 70%	\$597,599.59	5.7%	2	4.0%
70% > & <= 75%	\$457,269.33	4.3%	2	4.0%
75% > & <= 80%	\$1,458,310.08	13.8%	4	8.0%
80% > & <= 85%	\$0.00	0.0%	0	0.0%
85% > & <= 90%	\$578,484.51	5.5%	2	4.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$10,538,665.50	100.0%	50	100.0%

TABLE 2				
Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$916,130.84	8.7%	17	34.0%
\$100000 > & <= \$200000	\$1,452,112.87	13.8%	10	20.0%
\$200000 > & <= \$300000	\$2,506,839.93	23.8%	10	20.0%
\$300000 > & <= \$400000	\$2,461,747.72	23.4%	7	14.0%
\$400000 > & <= \$500000	\$1,348,350.12	12.8%	3	6.0%
\$500000 > & <= \$600000	\$1,087,234.97	10.3%	2	4.0%
\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000	\$766,249.05	7.3%	1	2.0%
\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
	\$10,538,665.50	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	\$732,917.25	7.0%	2	4.0%
4 > & <= 5 years	\$2,583,258.14	24.5%	8	16.0%
5 > & <= 6 years	\$796,412.91	7.6%	5	10.0%
6 > & <= 7 years	\$1,298,353.15	12.3%	7	14.0%
7 > & <= 8 years	\$977,346.04	9.3%	5	10.0%
8 > & <= 9 years	\$749,761.02	7.1%	3	6.0%
9 > & <= 10 years	\$743,302.09	7.1%	2	4.0%
> 10 years	\$2,657,314.90	25.2%	18	36.0%
	\$10,538,665.50	100.0%	50	100.0%

TABLE 4				
Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,650,059.33	15.7%	6	12.0%
New South Wales	\$1,362,873.70	12.9%	5	10.0%
Northern Territory	\$191,384.45	1.8%	1	2.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$3,995,227.60	37.9%	24	48.0%
Tasmania	\$191,671.62	1.8%	1	2.0%
Victoria	\$2,012,882.02	19.1%	7	14.0%
Western Australia	\$1,134,566.78	10.8%	6	12.0%
	\$10,538,665.50	100.0%	50	100.0%

TABLE 5				
Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$7,529,433.50	71.4%	30	60.0%
Non-metro	\$3,009,232.00	28.6%	20	40.0%
Inner city	\$0.00	0.0%	0	0.0%
	\$10,538,665.50	100.0%	50	100.0%

TABLE 6				
Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$9,557,305.92	90.7%	46	92.0%
Residential Unit	\$981,359.58	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%
	\$10,538,665.50	100.0%	50	100.0%

TABLE 7				
Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$9,255,539.59	87.8%	43	86.0%
Investment	\$1,283,125.91	12.2%	7	14.0%
	\$10,538,665.50	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)	\$94,120.48	0.9%	1	2.0%
Pay-as-you-earn employee (full time)	\$9,549,122.30	90.6%	40	80.0%
Pay-as-you-earn employee (part time)	\$532,258.63	5.1%	7	14.0%
Self employed	\$324,918.18	3.1%	1	2.0%
No data	\$0.00	0.0%	0	0.0%
Other	\$38,245.91	0.4%	1	2.0%
	\$10,538,665.50	100.0%	50	100.0%

TABLE 9				
Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$9,374,985.32	89.0%	48	96.0%
0 > and <= 30 days	\$397,431.13	3.8%	1	2.0%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$766,249.05	7.3%	1	2.0%
90 > days	\$0.00	0.0%	0	0.0%
	\$10,538,665.50	100.0%	50	100.0%

TABLE 10				
Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$9,811,241.78	93.1%	47	94.0%
Fixed	\$727,423.72	6.9%	3	6.0%
	\$10,538,665.50	100.0%	50	100.0%

