

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Dec-25
Collections Period ending	30-Nov-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-1R	AAA(sf)/AAAsf	95,218,466.11	93,451,961.44	93,451,961.44	98.14%	17/12/2025	4.52%	16.28%	16.28%	AU3FN0092789
A-2	AAA(sf)/AAAsf	18,500,000.00	8,406,810.18	8,406,810.18	45.44%	17/12/2025	5.00%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	3,408,166.27	3,408,166.27	45.44%	17/12/2025	5.15%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	3,748,982.93	3,748,982.93	45.44%	17/12/2025	5.40%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	2,044,899.79	2,044,899.79	45.44%	17/12/2025	6.05%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	568,027.73	568,027.73	45.44%	17/12/2025	9.35%	N/A	N/A	AU3FN0051785

	AT ISSUE	30-Nov-25
Pool Balance	\$495,996,628.58	\$110,742,905.10
Number of Loans	1,974	690
Avg Loan Balance	\$251,264.76	\$160,496.96
Maximum Loan Balance	\$742,616.96	\$652,534.15
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.84%
Weighted Avg Seasoning (mths)	43.03	119.65
Maximum Remaining Term (mths)	353.00	288.00
Weighted Avg Remaining Term (mths)	297.68	225.67
Maximum Current LVR	89.70%	78.15%
Weighted Avg Current LVR	59.88%	43.31%

	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$227,297.66	0.21%
60 > and <= 90 days	1	\$228,702.60	0.21%
90 > days	2	\$359,072.83	0.32%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,189,800.72	8.3%	192	27.8%
20% > & <= 30%	\$15,022,969.51	13.6%	107	15.5%
30% > & <= 40%	\$22,508,254.10	20.3%	122	17.7%
40% > & <= 50%	\$25,115,365.55	22.7%	114	16.5%
50% > & <= 60%	\$20,127,417.95	18.2%	84	12.2%
60% > & <= 65%	\$9,532,809.88	8.6%	35	5.1%
65% > & <= 70%	\$3,717,555.56	3.4%	16	2.3%
70% > & <= 75%	\$4,127,285.20	3.7%	15	2.2%
75% > & <= 80%	\$1,401,446.63	1.3%	5	0.7%
80% > & <= 85%	\$0.00	0.0%	0	0.0%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% >	\$0.00	0.0%	0	0.0%
	\$110,742,905.10	100.0%	690	100.0%

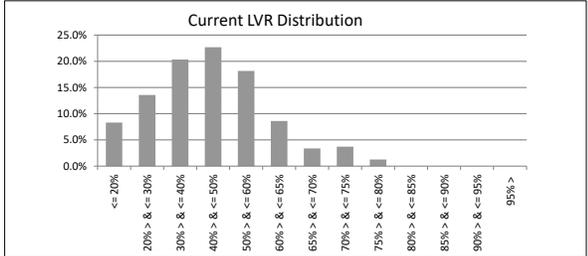


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$169,547.70	0.2%	5	0.7%
25% > & <= 30%	\$1,664,023.68	1.5%	25	3.6%
30% > & <= 40%	\$3,880,846.96	3.5%	41	5.9%
40% > & <= 50%	\$7,010,793.92	6.3%	67	9.7%
50% > & <= 60%	\$13,475,420.19	12.2%	87	12.6%
60% > & <= 65%	\$7,154,841.65	6.5%	57	8.3%
65% > & <= 70%	\$13,956,192.68	12.6%	80	11.6%
70% > & <= 75%	\$11,684,931.51	10.6%	66	9.6%
75% > & <= 80%	\$29,777,079.90	26.9%	164	23.8%
80% > & <= 85%	\$3,627,019.75	3.3%	18	2.6%
85% > & <= 90%	\$8,313,397.83	7.5%	35	5.1%
90% > & <= 95%	\$10,028,809.35	9.1%	45	6.5%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$110,742,905.10	100.0%	690	100.0%

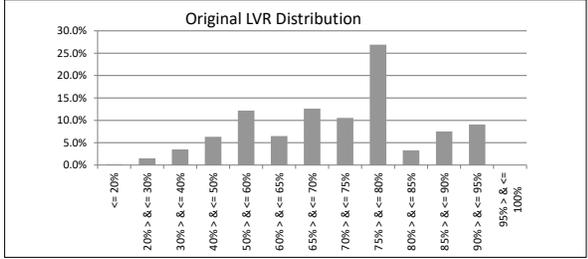


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,414,996.51	3.1%	54	7.8%
10 year > & <= 12 years	\$4,486,431.95	4.1%	36	5.2%
12 year > & <= 14 years	\$4,684,315.00	4.2%	44	6.4%
14 year > & <= 16 years	\$6,640,622.00	6.0%	50	7.2%
16 year > & <= 18 years	\$13,272,999.80	12.0%	93	13.5%
18 year > & <= 20 years	\$27,946,860.78	25.2%	153	22.2%
20 year > & <= 22 years	\$35,493,450.49	32.1%	189	27.4%
22 year > & <= 24 years	\$14,803,228.57	13.4%	71	10.3%
24 year > & <= 26 years	\$0.00	0.0%	0	0.0%
26 year > & <= 28 years	\$0.00	0.0%	0	0.0%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$110,742,905.10	100.0%	690	100.0%

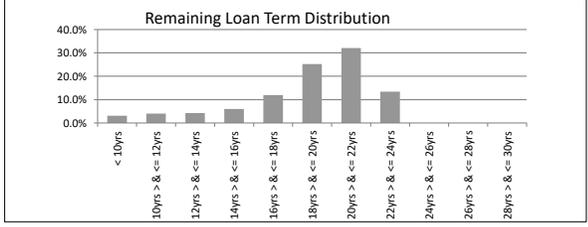


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,891,907.79	1.7%	120	17.4%
\$50000 > & <= \$100000	\$8,503,867.45	7.7%	113	16.4%
\$100000 > & <= \$150000	\$13,686,606.86	12.4%	108	15.7%
\$150000 > & <= \$200000	\$19,527,342.94	17.6%	113	16.4%
\$200000 > & <= \$250000	\$23,037,073.77	20.8%	103	14.9%
\$250000 > & <= \$300000	\$17,366,065.40	15.7%	63	9.1%
\$300000 > & <= \$350000	\$10,118,887.52	9.1%	31	4.5%
\$350000 > & <= \$400000	\$7,391,179.03	6.7%	20	2.9%
\$400000 > & <= \$450000	\$3,907,800.72	3.5%	9	1.3%
\$450000 > & <= \$500000	\$2,834,276.48	2.6%	6	0.9%
\$500000 > & <= \$750000	\$2,477,897.14	2.2%	4	0.6%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$110,742,905.10	100.0%	690	100.0%

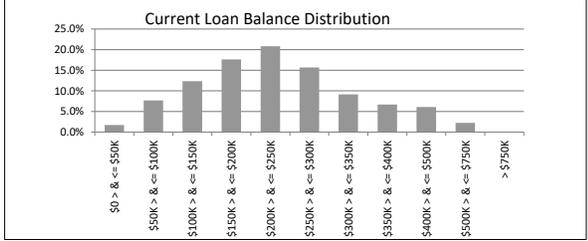
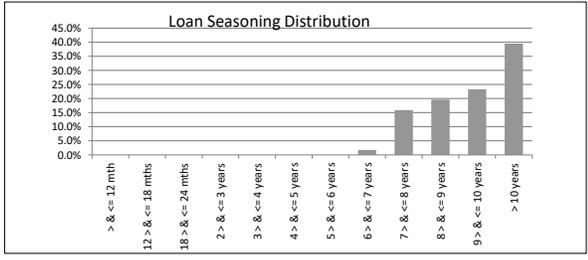


TABLE 5

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	\$0.00	0.0%	0	0.0%
4 > & <= 5 years	\$0.00	0.0%	0	0.0%
5 > & <= 6 years	\$0.00	0.0%	0	0.0%
6 > & <= 7 years	\$1,929,521.48	1.7%	10	1.4%
7 > & <= 8 years	\$17,592,899.64	15.9%	98	14.2%
8 > & <= 9 years	\$21,714,854.79	19.6%	125	18.1%
9 > & <= 10 years	\$25,795,931.58	23.3%	157	22.8%
> 10 years	\$43,709,697.61	39.5%	300	43.5%
	\$110,742,905.10	100.0%	690	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Dec-25
Collections Period ending	30-Nov-25

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2617	\$3,061,571.14	2.8%	14	2.0%
2615	\$3,032,000.90	2.7%	17	2.5%
2914	\$2,662,387.21	2.4%	11	1.6%
2611	\$2,209,590.18	2.0%	6	0.9%
5162	\$2,019,808.53	1.8%	15	2.2%
2905	\$1,745,145.63	1.6%	9	1.3%
5169	\$1,542,956.36	1.4%	10	1.4%
2602	\$1,541,198.98	1.4%	7	1.0%
5159	\$1,330,938.87	1.2%	10	1.4%
5606	\$1,285,687.31	1.2%	11	1.6%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$21,669,320.84	19.8%	108	15.7%
New South Wales	\$14,645,151.92	13.2%	92	13.3%
Northern Territory	\$854,101.12	0.8%	3	0.4%
Queensland	\$440,273.13	0.4%	4	0.6%
South Australia	\$48,763,602.73	44.0%	358	51.9%
Tasmania	\$394,119.43	0.4%	2	0.3%
Victoria	\$4,096,459.79	3.7%	19	2.8%
Western Australia	\$19,879,876.14	18.0%	104	15.1%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$93,473,075.43	84.4%	569	82.5%
Non-metro	\$16,420,134.67	14.8%	116	16.8%
Inner city	\$849,695.00	0.8%	5	0.7%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$101,022,748.21	91.2%	624	90.4%
Residential Unit	\$8,563,712.07	7.7%	58	8.4%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,156,444.82	1.0%	8	1.2%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$95,853,278.85	86.6%	600	87.0%
Investment	\$14,889,626.25	13.4%	90	13.0%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$1,197,221.69	1.1%	7	1.0%
Pay-as-you-earn employee (casual)	\$3,313,825.06	3.0%	24	3.5%
Pay-as-you-earn employee (full time)	\$80,132,782.29	72.4%	482	69.9%
Pay-as-you-earn employee (part time)	\$9,370,555.30	8.5%	67	9.7%
Self employed	\$9,687,313.86	8.7%	57	8.3%
No data	\$7,041,206.90	6.4%	53	7.7%
Director	\$0.00	0.0%	0	0.0%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$102,572,789.92	92.6%	649	94.1%
Genworth/Helia	\$8,170,115.18	7.4%	41	5.9%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$108,048,879.71	97.6%	676	98.0%
0 > and <= 30 days	\$1,878,952.30	1.7%	9	1.3%
30 > and <= 60 days	\$227,297.66	0.2%	2	0.3%
60 > and <= 90 days	\$228,702.60	0.2%	1	0.1%
90 > days	\$359,072.83	0.3%	2	0.3%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$94,729,823.40	85.5%	606	87.8%
Fixed	\$16,013,081.70	14.5%	84	12.2%
	\$110,742,905.10	100.0%	690	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.08%	84

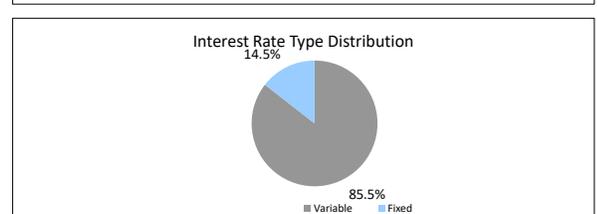
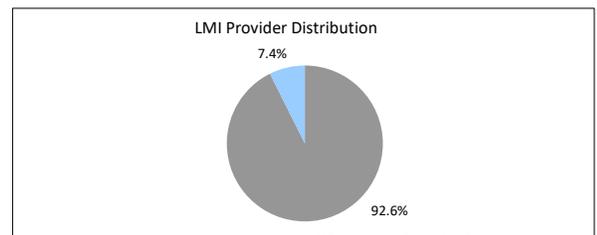
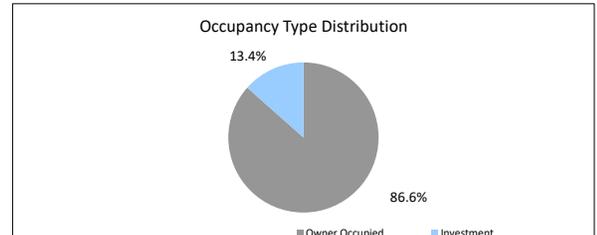
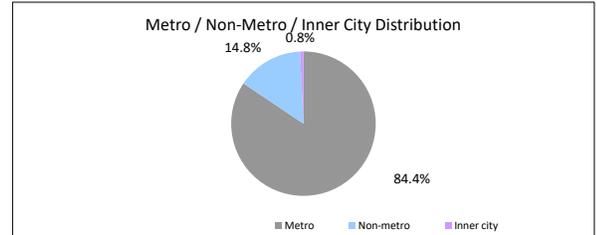
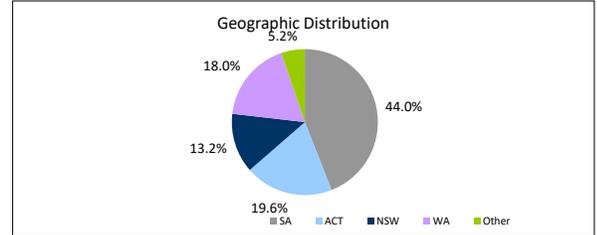
TABLE 16

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

CPR	17.50%
-----	--------



The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **30-Nov-25**

SUMMARY 30-Nov-25

Pool Balance	\$5,462,513.15
Number of Loans	50
Avg Loan Balance	\$109,250.26
Maximum Loan Balance	\$477,938.79
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	5.99%
Weighted Avg Seasoning (mths)	110.1
Maximum Remaining Term (mths)	279.00
Weighted Avg Remaining Term (mths)	238.82
Maximum Current LVR	68.74%
Weighted Avg Current LVR	42.95%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$860,479.96	15.8%	24	48.0%
20% > & <= 30%	\$596,193.77	10.9%	6	12.0%
30% > & <= 40%	\$349,093.92	6.4%	4	8.0%
40% > & <= 50%	\$1,832,706.61	33.6%	8	16.0%
50% > & <= 60%	\$325,124.00	6.0%	1	2.0%
60% > & <= 65%	\$790,683.54	14.5%	3	6.0%
65% > & <= 70%	\$708,231.35	13.0%	4	8.0%
70% > & <= 75%	\$0.00	0.0%	0	0.0%
75% > & <= 80%	\$0.00	0.0%	0	0.0%
80% > & <= 85%	\$0.00	0.0%	0	0.0%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$365,159.26	6.7%	20	40.0%
\$50000 > & <= \$100000	\$716,203.97	13.1%	10	20.0%
\$100000 > & <= \$150000	\$364,468.82	6.7%	3	6.0%
\$150000 > & <= \$200000	\$794,934.20	14.6%	5	10.0%
\$200000 > & <= \$250000	\$1,596,314.13	29.2%	7	14.0%
\$250000 > & <= \$300000	\$822,369.98	15.1%	3	6.0%
\$300000 > & <= \$350000	\$325,124.00	6.0%	1	2.0%
\$350000 > & <= \$400000	\$0.00	0.0%	0	0.0%
\$400000 > & <= \$450000	\$0.00	0.0%	0	0.0%
\$450000 > & <= \$500000	\$477,938.79	8.7%	1	2.0%
\$500000 > & <= \$750000	\$0.00	0.0%	0	0.0%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$5,462,513.15	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	\$0.00	0.0%	0	0.0%
4 > & <= 5 years	\$0.00	0.0%	0	0.0%
5 > & <= 6 years	\$0.00	0.0%	0	0.0%
6 > & <= 7 years	\$755,084.37	13.8%	6	12.0%
7 > & <= 8 years	\$2,934,891.37	53.7%	17	34.0%
8 > & <= 9 years	\$150,194.64	2.7%	1	2.0%
9 > & <= 10 years	\$350,559.83	6.4%	4	8.0%
> 10 years	\$1,271,782.94	23.3%	22	44.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,593,816.22	29.2%	14	28.0%
New South Wales	\$650,503.47	11.9%	3	6.0%
Northern Territory	\$0.00	0.0%	0	0.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$2,752,145.31	50.4%	28	56.0%
Tasmania	\$0.00	0.0%	0	0.0%
Victoria	\$0.00	0.0%	0	0.0%
Western Australia	\$466,048.15	8.5%	5	10.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$4,667,982.80	85.5%	42	84.0%
Non-metro	\$788,026.66	14.4%	7	14.0%
Inner city	\$6,503.69	0.1%	1	2.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$5,148,848.26	94.3%	45	90.0%
Residential Unit	\$307,161.20	5.6%	4	8.0%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$6,503.69	0.1%	1	2.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$4,908,768.14	89.9%	47	94.0%
Investment	\$553,745.01	10.1%	3	6.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 8

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$200,308.32	3.7%	1	2.0%
Pay-as-you-earn employee (casual)	\$338,573.54	6.2%	2	4.0%
Pay-as-you-earn employee (full time)	\$4,021,896.92	73.6%	37	74.0%
Pay-as-you-earn employee (part time)	\$653,691.18	12.0%	5	10.0%
Self employed	\$116,337.08	2.1%	2	4.0%
No data	\$0.00	0.0%	0	0.0%
Other	\$131,706.11	2.4%	3	6.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$5,462,513.15	100.0%	50	100.0%
0 > and <= 30 days	\$0.00	0.0%	0	0.0%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$0.00	0.0%	0	0.0%
	\$5,462,513.15	100.0%	50	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$5,217,580.00	95.5%	47	94.0%
Fixed	\$244,933.15	4.5%	3	6.0%
	\$5,462,513.15	100.0%	50	100.0%

