

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	17-Nov-25
Collections Period ending	31-Oct-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	249,218,306.34	249,218,306.34	54.18%	17/11/2025	4.64%	8.00%	13.83%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/11/2025	5.37%	2.75%	4.75%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/11/2025	6.37%	1.15%	1.99%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/11/2025	6.87%	0.25%	0.43%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/11/2025	10.17%	N/A	N/A	AU3FN0080651

	AT ISSUE	31-Oct-25
Pool Balance	\$495,999,885.13	\$286,922,922.96
Number of Loans	1,935	1,321
Avg Loan Balance	\$256,330.69	\$217,201.30
Maximum Loan Balance	\$986,752.58	\$925,518.42
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	5.81%
Weighted Avg Seasoning (mths)	55.1	83.4
Maximum Remaining Term (mths)	357.00	329.00
Weighted Avg Remaining Term (mths)	292.83	266.53
Maximum Current LVR	89.90%	88.20%
Weighted Avg Current LVR	56.66%	51.52%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	3	\$604,601.04	0.21%
60 > and <= 90 days	1	\$212,785.95	0.07%
90 > days	1	\$62,552.59	0.02%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$20,286,968.66	7.1%	365	27.6%
20% > & <= 30%	\$24,308,808.02	8.5%	148	11.2%
30% > & <= 40%	\$32,155,792.28	11.2%	154	11.7%
40% > & <= 50%	\$49,337,063.71	17.2%	172	13.0%
50% > & <= 60%	\$56,814,941.51	19.8%	188	14.2%
60% > & <= 65%	\$25,877,491.77	9.0%	78	5.9%
65% > & <= 70%	\$26,175,822.82	9.1%	73	5.5%
70% > & <= 75%	\$19,145,814.92	6.7%	58	4.4%
75% > & <= 80%	\$15,811,007.38	5.5%	42	3.2%
80% > & <= 85%	\$11,612,974.17	4.0%	30	2.3%
85% > & <= 90%	\$5,396,237.72	1.9%	13	1.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$286,922,922.96	100.0%	1,321	100.0%

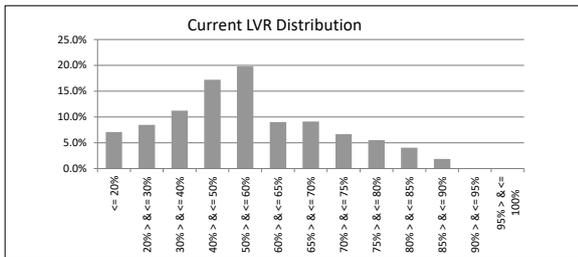


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$2,809,124.92	1.0%	52	3.9%
25% > & <= 30%	\$3,380,160.50	1.2%	53	4.0%
30% > & <= 40%	\$10,581,233.49	3.7%	77	5.8%
40% > & <= 50%	\$20,994,232.63	7.3%	110	8.3%
50% > & <= 60%	\$28,678,435.10	10.0%	136	10.3%
60% > & <= 65%	\$20,216,154.09	7.0%	95	7.2%
65% > & <= 70%	\$28,159,859.42	9.8%	135	10.2%
70% > & <= 75%	\$32,231,043.74	11.2%	137	10.4%
75% > & <= 80%	\$87,726,109.04	30.6%	339	25.7%
80% > & <= 85%	\$4,875,512.35	1.7%	17	1.3%
85% > & <= 90%	\$27,799,416.69	9.7%	98	7.4%
90% > & <= 95%	\$19,275,337.66	6.7%	71	5.4%
95% > & <= 100%	\$196,303.33	0.1%	1	0.1%
	\$286,922,922.96	100.0%	1,321	100.0%

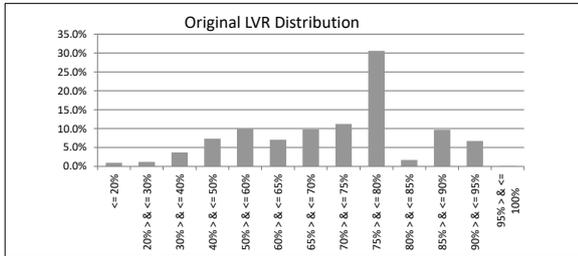


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,666,614.97	1.6%	116	8.8%
10 year > & <= 12 years	\$4,743,112.75	1.7%	66	5.0%
12 year > & <= 14 years	\$6,422,234.65	2.2%	76	5.8%
14 year > & <= 16 years	\$14,090,269.60	4.9%	106	8.0%
16 year > & <= 18 years	\$20,376,586.45	7.1%	129	9.8%
18 year > & <= 20 years	\$22,856,152.23	8.0%	113	8.6%
20 year > & <= 22 years	\$33,885,319.06	11.8%	165	12.5%
22 year > & <= 24 years	\$56,017,078.38	19.5%	188	14.2%
24 year > & <= 26 years	\$75,225,305.76	26.2%	227	17.2%
26 year > & <= 28 years	\$48,640,249.11	17.0%	135	10.2%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$286,922,922.96	100.0%	1,321	100.0%

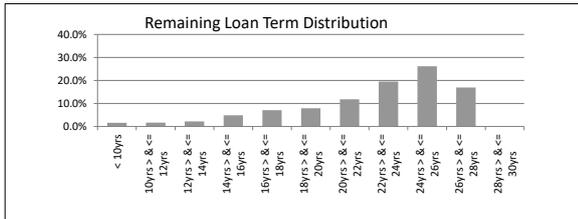


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$20,114,474.91	7.0%	460	34.8%
\$100000 > & <= \$200000	\$38,056,991.15	13.3%	254	19.2%
\$200000 > & <= \$300000	\$56,456,707.93	19.7%	225	17.0%
\$300000 > & <= \$400000	\$64,325,563.46	22.4%	184	13.9%
\$400000 > & <= \$500000	\$41,541,010.60	14.5%	93	7.0%
\$500000 > & <= \$600000	\$28,658,276.24	10.0%	52	3.9%
\$600000 > & <= \$700000	\$18,025,953.53	6.3%	28	2.1%
\$700000 > & <= \$800000	\$12,756,891.14	4.4%	17	1.3%
\$800000 > & <= \$900000	\$3,316,286.19	1.2%	4	0.3%
\$900000 > & <= \$1000000	\$3,670,767.81	1.3%	4	0.3%
	\$286,922,922.96	100.0%	1,321	100.0%

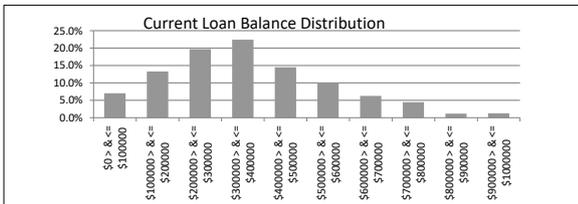


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$12,678,320.23	4.4%	34	2.6%
3 > & <= 4 years	\$48,520,808.86	16.9%	160	12.1%
4 > & <= 5 years	\$44,215,664.23	15.4%	154	11.7%
5 > & <= 6 years	\$34,686,141.61	12.1%	129	9.8%
6 > & <= 7 years	\$38,013,491.67	13.2%	137	10.4%
7 > & <= 8 years	\$22,059,052.50	7.7%	90	6.8%
8 > & <= 9 years	\$24,626,789.24	8.6%	115	8.7%
9 > & <= 10 years	\$13,949,424.95	4.9%	89	6.7%
> 10 years	\$48,173,229.67	16.8%	413	31.3%
	\$286,922,922.96	100.0%	1,321	100.0%

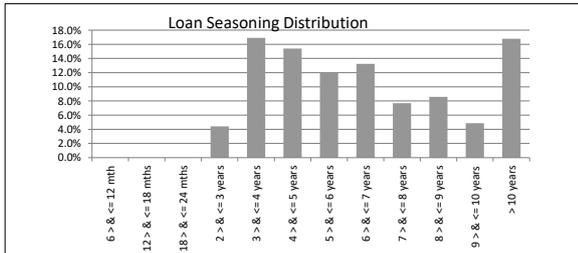


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$6,476,327.18	2.3%	23	1.7%
2914	\$6,216,740.85	2.2%	16	1.2%
2620	\$4,918,868.98	1.7%	17	1.3%
2913	\$4,654,741.42	1.6%	15	1.1%
5608	\$3,646,468.37	1.3%	32	2.4%
2902	\$3,562,090.79	1.2%	15	1.1%
5700	\$3,105,791.87	1.1%	22	1.7%
2615	\$2,827,831.22	1.0%	12	0.9%
2905	\$2,819,219.39	1.0%	11	0.8%
2650	\$2,587,013.38	0.9%	16	1.2%

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	17-Nov-25
Collections Period ending	31-Oct-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$47,226,453.05	16.5%	163	12.3%
New South Wales	\$54,896,114.74	19.1%	220	16.7%
Northern Territory	\$677,381.98	0.2%	3	0.2%
Queensland	\$7,100,834.53	2.5%	29	2.2%
South Australia	\$88,364,181.43	30.8%	566	42.8%
Tasmania	\$2,056,093.63	0.7%	6	0.5%
Victoria	\$48,271,490.16	16.8%	161	12.2%
Western Australia	\$38,330,373.44	13.4%	173	13.1%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$228,290,661.51	79.6%	964	73.0%
Non-metro	\$57,985,050.48	20.2%	354	26.8%
Inner city	\$647,210.97	0.2%	3	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$261,634,157.55	91.2%	1191	90.2%
Residential Unit	\$23,962,841.77	8.4%	125	9.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,325,923.64	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$231,867,460.12	80.8%	1100	83.3%
Investment	\$55,065,462.84	19.2%	221	16.7%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$5,337,247.52	1.9%	19	1.4%
Pay-as-you-earn employee (casual)	\$10,045,639.16	3.5%	53	4.0%
Pay-as-you-earn employee (full time)	\$219,716,519.39	76.6%	947	71.7%
Pay-as-you-earn employee (part time)	\$19,428,256.95	6.8%	97	7.3%
Self employed	\$16,587,037.67	5.8%	86	6.5%
No data	\$15,808,222.27	5.5%	119	9.0%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$272,860,465.76	95.1%	1254	94.9%
Genworth	\$14,062,457.20	4.9%	67	5.1%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$281,768,374.61	98.2%	1302	98.6%
0 > and <= 30 days	\$4,274,608.77	1.5%	14	1.1%
30 > and <= 60 days	\$604,601.04	0.2%	3	0.2%
60 > and <= 90 days	\$212,785.95	0.1%	1	0.1%
90 > days	\$62,552.59	0.0%	1	0.1%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$279,628,459.89	97.5%	1287	97.4%
Fixed	\$7,294,463.07	2.5%	34	2.6%
	<b>\$286,922,922.96</b>	<b>100.0%</b>	<b>1,321</b>	<b>100.0%</b>

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.94%	34
Variable Interest Rate	5.81%	1287

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

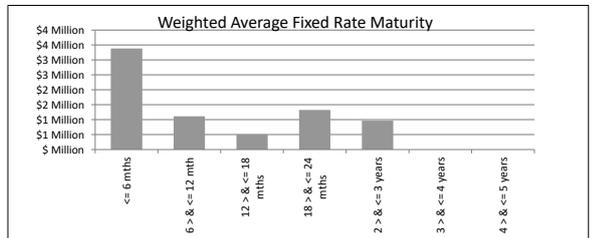
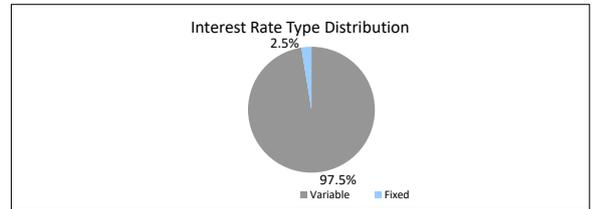
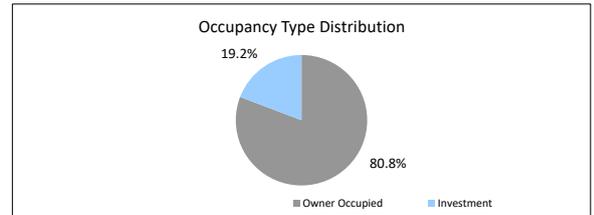
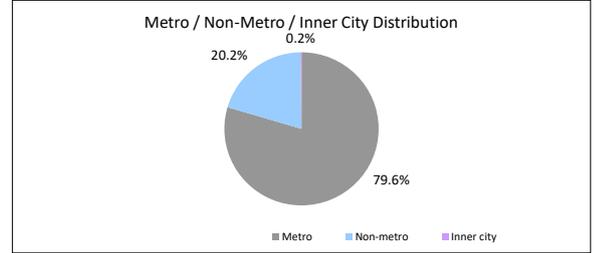
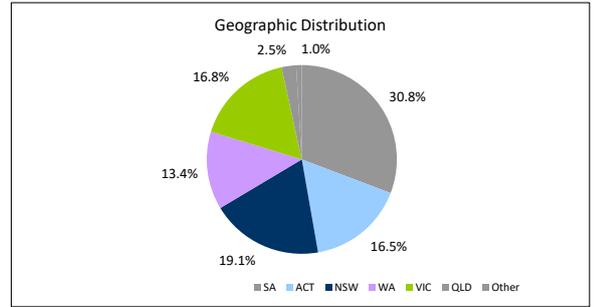
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$3,384,535.99	46.4%	12	5.81%
6 > & <= 12 mth	\$1,112,298.54	15.2%	8	6.04%
12 > & <= 18 mths	\$506,374.89	6.9%	2	6.24%
18 > & <= 24 mths	\$1,325,263.99	18.2%	7	5.77%
2 > & <= 3 years	\$965,989.66	13.2%	5	6.37%
3 > & <= 4 years	\$0.00	0.0%	0	#DIV/0!
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	<b>\$7,294,463.07</b>	<b>100.0%</b>	<b>34</b>	

TABLE 18

CPR	28.22%
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**The Barton Series 2023-1 Trust Representative Pool**

Collections Period ending **31-Oct-25**

SUMMARY		31-Oct-25
Pool Balance		\$13,646,713.06
Number of Loans		61
Avg Loan Balance		\$223,716.61
Maximum Loan Balance		\$758,478.58
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		5.64%
Weighted Avg Seasoning (mths)		87.3
Maximum Remaining Term (mths)		325.00
Weighted Avg Remaining Term (mths)		262.71
Maximum Current LVR		86.20%
Weighted Avg Current LVR		52.71%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
	<= 20%	\$899,219.56	6.6%	12	19.7%
	20% > & <= 30%	\$562,724.48	4.1%	5	8.2%
	30% > & <= 40%	\$1,601,049.52	11.7%	9	14.8%
	40% > & <= 50%	\$3,290,864.77	24.1%	12	19.7%
	50% > & <= 60%	\$1,842,915.60	13.5%	7	11.5%
	60% > & <= 65%	\$1,734,376.70	12.7%	6	9.8%
	65% > & <= 70%	\$578,167.55	4.2%	2	3.3%
	70% > & <= 75%	\$839,416.51	6.2%	3	4.9%
	75% > & <= 80%	\$1,722,990.66	12.6%	3	4.9%
	80% > & <= 85%	\$0.00	0.0%	0	0.0%
	85% > & <= 90%	\$574,987.71	4.2%	2	3.3%
	90% > & <= 95%	\$0.00	0.0%	0	0.0%
	95% > & <= 100%	\$0.00	0.0%	0	0.0%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

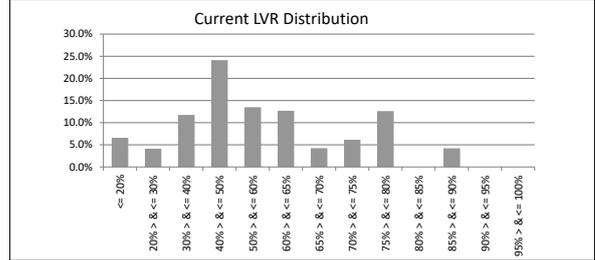


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
	\$0 > & <= \$100000	\$897,577.12	6.6%	16	26.2%
	\$100000 > & <= \$200000	\$2,148,580.18	15.7%	16	26.2%
	\$200000 > & <= \$300000	\$3,002,948.67	22.0%	12	19.7%
	\$300000 > & <= \$400000	\$2,826,883.36	20.7%	8	13.1%
	\$400000 > & <= \$500000	\$1,794,826.43	13.2%	4	6.6%
	\$500000 > & <= \$600000	\$2,217,418.72	16.2%	4	6.6%
	\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
	\$700000 > & <= \$800000	\$758,478.58	5.6%	1	1.6%
	\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
	\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

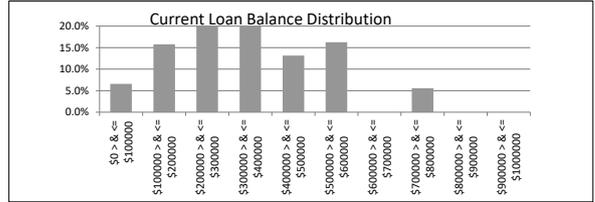


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
	<= 6 mths	\$0.00	0.0%	0	0.0%
	> & <= 12 mth	\$0.00	0.0%	0	0.0%
	12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
	18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
	2 > & <= 3 years	\$755,838.50	5.5%	2	3.3%
	3 > & <= 4 years	\$2,898,568.94	21.2%	8	13.1%
	4 > & <= 5 years	\$1,450,619.58	10.6%	7	11.5%
	5 > & <= 6 years	\$1,866,282.80	13.7%	9	14.8%
	6 > & <= 7 years	\$1,539,174.35	11.3%	7	11.5%
	7 > & <= 8 years	\$975,581.02	7.1%	4	6.6%
	8 > & <= 9 years	\$760,007.60	5.6%	2	3.3%
	9 > & <= 10 years	\$399,255.01	2.9%	4	6.6%
	> 10 years	\$3,001,385.26	22.0%	18	29.5%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

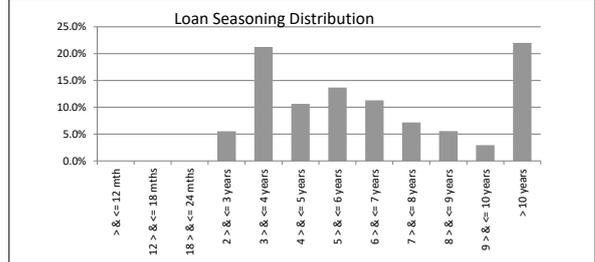


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Australian Capital Territory	\$1,977,838.38	14.5%	7	11.5%
	New South Wales	\$1,942,922.18	14.2%	7	11.5%
	Northern Territory	\$201,486.58	1.5%	1	1.6%
	Queensland	\$0.00	0.0%	0	0.0%
	South Australia	\$5,545,721.63	40.6%	29	47.5%
	Tasmania	\$196,424.49	1.4%	1	1.6%
	Victoria	\$2,166,056.82	15.9%	9	14.8%
	Western Australia	\$1,616,262.98	11.8%	7	11.5%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

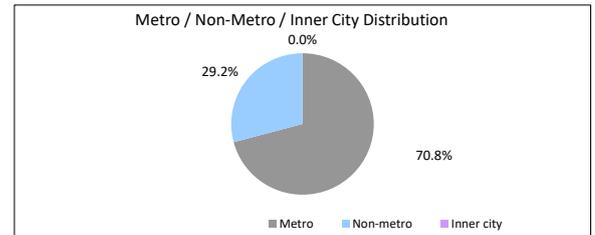


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
	Metro	\$9,668,449.49	70.8%	37	60.7%
	Non-metro	\$3,978,263.57	29.2%	24	39.3%
	Inner city	\$0.00	0.0%	0	0.0%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
	Residential House	\$12,542,035.40	91.9%	56	91.8%
	Residential Unit	\$1,104,677.66	8.1%	5	8.2%
	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%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

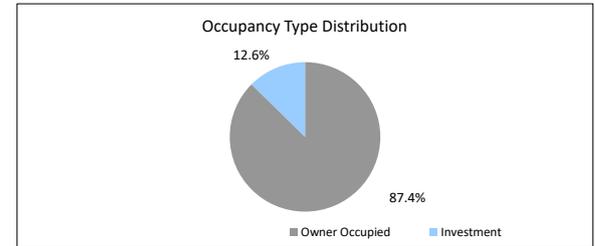


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
	Owner Occupied	\$11,930,613.90	87.4%	51	83.6%
	Investment	\$1,716,099.16	12.6%	10	16.4%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

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)	\$103,242.40	0.8%	1	1.6%
	Pay-as-you-earn employee (full time)	\$11,663,983.71	85.5%	48	78.7%
	Pay-as-you-earn employee (part time)	\$1,506,306.68	11.0%	10	16.4%
	Self employed	\$335,618.01	2.5%	1	1.6%
	No data	\$0.00	0.0%	0	0.0%
	Other	\$37,562.26	0.3%	1	1.6%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

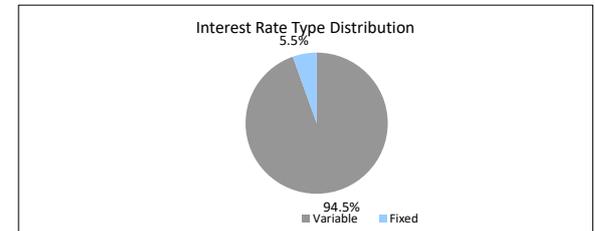


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
	<=0 days	\$12,180,962.09	89.3%	58	95.1%
	0 > and <= 30 days	\$758,478.58	5.6%	1	1.6%
	30 > and <= 60 days	\$261,426.97	1.9%	1	1.6%
	60 > and <= 90 days	\$0.00	0.0%	0	0.0%
	90 > days	\$445,845.42	3.3%	1	1.6%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
	Variable	\$12,902,882.10	94.5%	59	96.7%
	Fixed	\$743,830.96	5.5%	2	3.3%
		<b>\$13,646,713.06</b>	<b>100.0%</b>	<b>61</b>	<b>100.0%</b>