

# The Barton Series 2019-1 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-1R	AAA(sf)/AAAsf	96,977,676.20	95,218,466.11	95,218,466.11	98.19%	17/11/2025	4.44%	16.28%	16.28%	AU3FN0092789
A-2	AAA(sf)/AAAsf	18,500,000.00	8,565,722.51	8,565,722.51	46.30%	17/11/2025	4.92%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	3,472,590.19	3,472,590.19	46.30%	17/11/2025	5.07%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	3,819,849.24	3,819,849.24	46.30%	17/11/2025	5.32%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	2,083,554.14	2,083,554.14	46.30%	17/11/2025	5.97%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	578,765.05	578,765.05	46.30%	17/11/2025	9.27%	N/A	N/A	AU3FN0051785

	AT ISSUE	31-Oct-25
Pool Balance	\$495,996,628.58	\$112,836,257.18
Number of Loans	1,974	695
Avg Loan Balance	\$251,264.76	\$162,354.33
Maximum Loan Balance	\$742,616.96	\$653,720.27
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.85%
Weighted Avg Seasoning (mths)	43.03	118.61
Maximum Remaining Term (mths)	353.00	289.00
Weighted Avg Remaining Term (mths)	297.68	226.82
Maximum Current LVR	89.70%	78.29%
Weighted Avg Current LVR	59.88%	43.46%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$97,528.52	0.09%
60 > and <= 90 days	1	\$228,902.10	0.20%
90 > days	2	\$354,228.37	0.31%

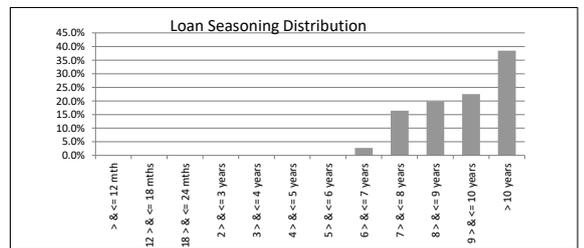
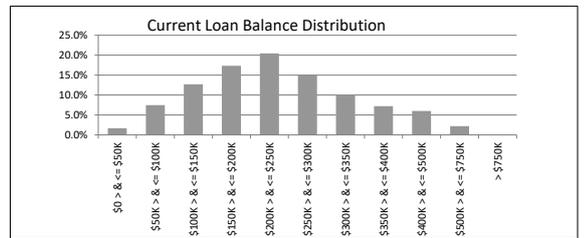
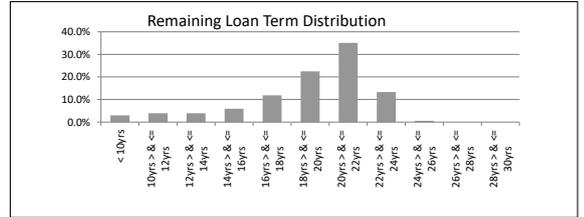
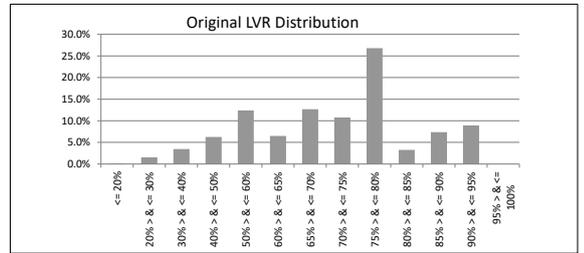
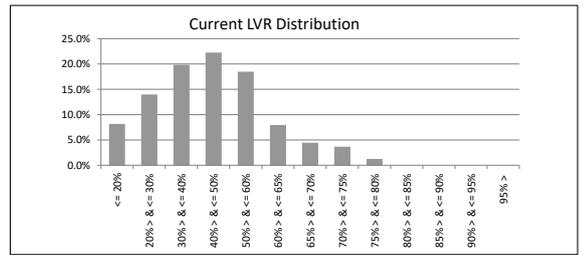
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,196,280.41	8.2%	189	27.2%
20% > & <= 30%	\$15,775,096.61	14.0%	110	15.8%
30% > & <= 40%	\$22,370,721.65	19.8%	122	17.6%
40% > & <= 50%	\$25,113,143.49	22.3%	114	16.4%
50% > & <= 60%	\$20,829,967.83	18.5%	87	12.5%
60% > & <= 65%	\$8,980,472.41	8.0%	34	4.9%
65% > & <= 70%	\$5,029,523.24	4.5%	19	2.7%
70% > & <= 75%	\$4,136,523.28	3.7%	15	2.2%
75% > & <= 80%	\$1,404,528.26	1.2%	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%
	\$112,836,257.18	100.0%	695	100.0%

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$173,407.22	0.2%	5	0.7%
25% > & <= 30%	\$1,735,287.03	1.5%	25	3.6%
30% > & <= 40%	\$3,921,007.84	3.5%	41	5.9%
40% > & <= 50%	\$7,054,479.04	6.3%	67	9.6%
50% > & <= 60%	\$13,961,041.11	12.4%	88	12.7%
60% > & <= 65%	\$7,304,378.05	6.5%	57	8.2%
65% > & <= 70%	\$14,302,120.20	12.7%	82	11.8%
70% > & <= 75%	\$12,135,252.96	10.8%	67	9.6%
75% > & <= 80%	\$30,210,096.08	26.8%	165	23.7%
80% > & <= 85%	\$3,666,598.89	3.2%	18	2.6%
85% > & <= 90%	\$8,297,905.37	7.4%	35	5.0%
90% > & <= 95%	\$10,074,683.39	8.9%	45	6.5%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$112,836,257.18	100.0%	695	100.0%

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,347,296.28	3.0%	53	7.6%
10 year > & <= 12 years	\$4,439,131.10	3.9%	36	5.2%
12 year > & <= 14 years	\$4,380,821.17	3.9%	41	5.9%
14 year > & <= 16 years	\$6,656,331.23	5.9%	50	7.2%
16 year > & <= 18 years	\$13,414,709.20	11.9%	91	13.1%
18 year > & <= 20 years	\$26,350,490.80	22.5%	144	20.7%
20 year > & <= 22 years	\$39,549,255.51	35.1%	206	29.6%
22 year > & <= 24 years	\$15,044,501.62	13.3%	73	10.5%
24 year > & <= 26 years	\$653,720.27	0.6%	1	0.1%
26 year > & <= 28 years	\$0.00	0.0%	0	0.0%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$112,836,257.18	100.0%	695	100.0%

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,878,885.27	1.7%	116	16.7%
\$50000 > & <= \$100000	\$8,409,773.70	7.5%	112	16.1%
\$100000 > & <= \$150000	\$14,327,261.94	12.7%	114	16.4%
\$150000 > & <= \$200000	\$19,548,607.21	17.3%	113	16.3%
\$200000 > & <= \$250000	\$23,085,294.67	20.5%	103	14.8%
\$250000 > & <= \$300000	\$16,825,096.98	14.9%	61	8.8%
\$300000 > & <= \$350000	\$11,364,336.88	10.1%	35	5.0%
\$350000 > & <= \$400000	\$8,150,324.14	7.2%	22	3.2%
\$400000 > & <= \$450000	\$3,018,099.06	2.7%	7	1.0%
\$450000 > & <= \$500000	\$3,745,597.46	3.3%	8	1.2%
\$500000 > & <= \$750000	\$2,482,979.67	2.2%	4	0.6%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$112,836,257.18	100.0%	695	100.0%

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	\$3,066,597.78	2.7%	17	2.4%
7 > & <= 8 years	\$18,551,320.61	16.4%	101	14.5%
8 > & <= 9 years	\$22,391,315.52	19.8%	130	18.7%
9 > & <= 10 years	\$25,412,794.54	22.5%	150	21.6%
> 10 years	\$43,414,228.73	38.5%	297	42.7%
	\$112,836,257.18	100.0%	695	100.0%



# The Barton Series 2019-1 Trust

## Investor Reporting

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

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2617	\$3,080,742.29	2.7%	14	2.0%
2615	\$3,065,507.44	2.7%	17	2.4%
2914	\$2,670,545.44	2.4%	11	1.6%
2611	\$2,218,456.12	2.0%	6	0.9%
5162	\$2,022,904.59	1.8%	15	2.2%
2905	\$1,760,603.70	1.6%	9	1.3%
2602	\$1,547,194.74	1.4%	7	1.0%
5169	\$1,545,698.28	1.4%	10	1.4%
6110	\$1,425,764.75	1.3%	5	0.7%
5159	\$1,318,492.90	1.2%	10	1.4%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$22,049,559.91	19.5%	109	15.7%
New South Wales	\$14,792,382.77	13.1%	92	13.2%
Northern Territory	\$858,463.27	0.8%	3	0.4%
Queensland	\$443,661.76	0.4%	4	0.6%
South Australia	\$49,338,906.78	43.7%	360	51.8%
Tasmania	\$383,599.74	0.3%	2	0.3%
Victoria	\$4,126,163.86	3.7%	19	2.7%
Western Australia	\$20,843,519.09	18.5%	106	15.3%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$95,209,506.89	84.4%	573	82.4%
Non-metro	\$16,770,531.74	14.9%	117	16.8%
Inner city	\$856,218.55	0.8%	5	0.7%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$103,085,217.07	91.4%	629	90.5%
Residential Unit	\$8,584,326.95	7.6%	58	8.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,166,713.16	1.0%	8	1.2%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$97,819,745.61	86.7%	605	87.1%
Investment	\$15,016,511.57	13.3%	90	12.9%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$1,207,939.20	1.1%	7	1.0%
Pay-as-you-earn employee (casual)	\$3,304,373.63	2.9%	24	3.5%
Pay-as-you-earn employee (full time)	\$81,168,319.91	71.9%	484	69.6%
Pay-as-you-earn employee (part time)	\$9,847,713.25	8.7%	68	9.8%
Self employed	\$9,960,198.60	8.8%	58	8.3%
No data	\$7,347,712.59	6.5%	54	7.8%
Director	\$0.00	0.0%	0	0.0%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$104,675,696.90	92.8%	654	94.1%
Genworth/Helia	\$8,160,560.28	7.2%	41	5.9%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$109,839,468.44	97.3%	679	97.7%
0 > and <= 30 days	\$2,316,129.75	2.1%	12	1.7%
30 > and <= 60 days	\$97,528.52	0.1%	1	0.1%
60 > and <= 90 days	\$228,902.10	0.2%	1	0.1%
90 > days	\$354,228.37	0.3%	2	0.3%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$96,333,828.77	85.4%	609	87.6%
Fixed	\$16,502,428.41	14.6%	86	12.4%
	\$112,836,257.18	100.0%	695	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.13%	86

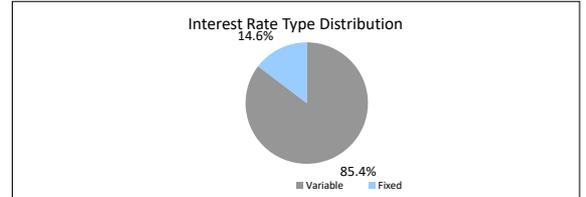
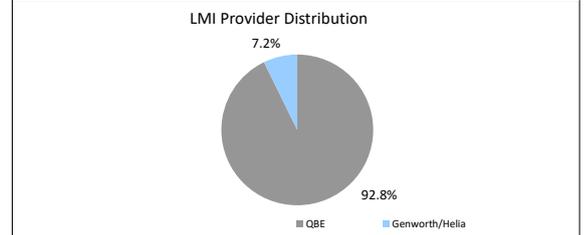
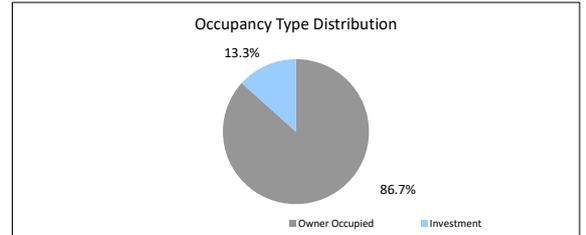
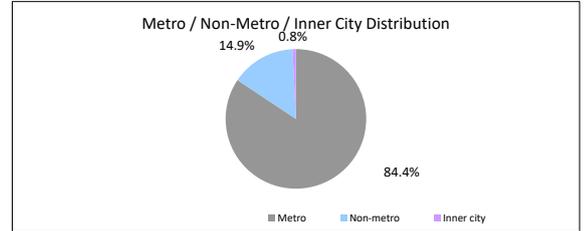
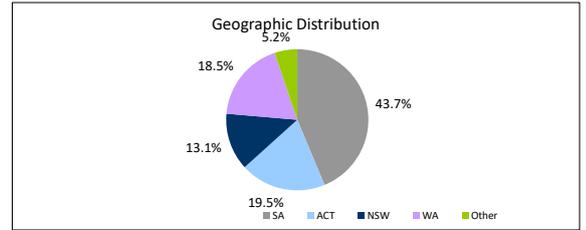
TABLE 16

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	17.10%
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# The Barton Series 2019-1 Trust Representative Pool

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

## SUMMARY 31-Oct-25

Pool Balance	\$5,489,614.56
Number of Loans	50
Avg Loan Balance	\$109,792.29
Maximum Loan Balance	\$474,358.62
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	6.11%
Weighted Avg Seasoning (mths)	109.1
Maximum Remaining Term (mths)	280.00
Weighted Avg Remaining Term (mths)	239.57
Maximum Current LVR	68.88%
Weighted Avg Current LVR	43.73%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$595,262.93	10.8%	22	44.0%
20% > & <= 30%	\$684,760.51	12.5%	7	14.0%
30% > & <= 40%	\$549,704.68	10.0%	5	10.0%
40% > & <= 50%	\$1,831,773.09	33.4%	8	16.0%
50% > & <= 60%	\$325,721.94	5.9%	1	2.0%
60% > & <= 65%	\$543,481.20	9.9%	2	4.0%
65% > & <= 70%	\$958,910.21	17.5%	5	10.0%
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%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$370,374.98	6.7%	20	40.0%
\$50000 > & <= \$100000	\$729,529.73	13.3%	10	20.0%
\$100000 > & <= \$150000	\$366,558.63	6.7%	3	6.0%
\$150000 > & <= \$200000	\$800,823.89	14.6%	5	10.0%
\$200000 > & <= \$250000	\$1,598,174.35	29.1%	7	14.0%
\$250000 > & <= \$300000	\$824,072.42	15.0%	3	6.0%
\$300000 > & <= \$350000	\$325,721.94	5.9%	1	2.0%
\$350000 > & <= \$400000	\$0.00	0.0%	0	0.0%
\$400000 > & <= \$450000	\$0.00	0.0%	0	0.0%
\$450000 > & <= \$500000	\$474,358.62	8.6%	1	2.0%
\$500000 > & <= \$750000	\$0.00	0.0%	0	0.0%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$5,489,614.56	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	\$757,528.30	13.8%	6	12.0%
7 > & <= 8 years	\$2,954,506.17	53.8%	17	34.0%
8 > & <= 9 years	\$150,550.69	2.7%	1	2.0%
9 > & <= 10 years	\$346,992.90	6.3%	4	8.0%
> 10 years	\$1,280,036.50	23.3%	22	44.0%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,594,394.50	29.0%	14	28.0%
New South Wales	\$651,971.22	11.9%	3	6.0%
Northern Territory	\$0.00	0.0%	0	0.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$2,774,373.65	50.5%	28	56.0%
Tasmania	\$0.00	0.0%	0	0.0%
Victoria	\$0.00	0.0%	0	0.0%
Western Australia	\$468,875.19	8.5%	5	10.0%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$4,687,345.62	85.4%	42	84.0%
Non-metro	\$794,765.25	14.5%	7	14.0%
Inner city	\$7,503.69	0.1%	1	2.0%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$5,165,848.30	94.1%	45	90.0%
Residential Unit	\$316,262.57	5.8%	4	8.0%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$7,503.69	0.1%	1	2.0%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$4,934,801.62	89.9%	47	94.0%
Investment	\$554,812.94	10.1%	3	6.0%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 8

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$201,295.67	3.7%	1	2.0%
Pay-as-you-earn employee (casual)	\$336,721.48	6.1%	2	4.0%
Pay-as-you-earn employee (full time)	\$4,046,807.75	73.7%	37	74.0%
Pay-as-you-earn employee (part time)	\$655,756.66	11.9%	5	10.0%
Self employed	\$118,599.07	2.2%	2	4.0%
No data	\$0.00	0.0%	0	0.0%
Other	\$130,433.93	2.4%	3	6.0%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$5,489,614.56	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%
	\$5,489,614.56	100.0%	50	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$4,769,361.66	86.9%	46	92.0%
Fixed	\$720,252.90	13.1%	4	8.0%
	\$5,489,614.56	100.0%	50	100.0%

