

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	18-Aug-25
Collections Period ending	31-Jul-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	272,106,551.62	272,106,551.62	59.15%	18/08/2025	4.94%	8.00%	12.82%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	18/08/2025	5.67%	2.75%	4.41%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	18/08/2025	6.67%	1.15%	1.84%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	18/08/2025	7.17%	0.25%	0.40%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	18/08/2025	10.47%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	31-Jul-25
Pool Balance	\$495,999,885.13	\$309,629,515.50
Number of Loans	1,935	1,390
Avg Loan Balance	\$256,330.69	\$222,755.05
Maximum Loan Balance	\$986,752.58	\$929,578.13
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.07%
Weighted Avg Seasoning (mths)	55.1	80.3
Maximum Remaining Term (mths)	357.00	332.00
Weighted Avg Remaining Term (mths)	292.83	268.95
Maximum Current LVR	89.90%	88.69%
Weighted Avg Current LVR	56.66%	52.11%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$444,801.94	0.14%
60 > and <= 90 days	1	\$73,293.25	0.02%
90 > days	3	\$490,726.00	0.16%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$20,338,128.73	6.6%	361	26.0%
20% > & <= 30%	\$26,055,997.31	8.4%	156	11.2%
30% > & <= 40%	\$35,108,800.32	11.3%	165	11.9%
40% > & <= 50%	\$51,437,153.85	16.8%	178	12.8%
50% > & <= 60%	\$59,283,977.33	19.1%	195	14.0%
60% > & <= 65%	\$30,224,545.51	9.8%	91	6.5%
65% > & <= 70%	\$26,718,167.85	8.6%	79	5.7%
70% > & <= 75%	\$24,759,514.66	8.0%	70	5.0%
75% > & <= 80%	\$15,350,859.13	5.0%	42	3.0%
80% > & <= 85%	\$14,519,912.20	4.7%	39	2.8%
85% > & <= 90%	\$5,832,458.61	1.9%	14	1.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$309,629,515.50	100.0%	1,390	100.0%

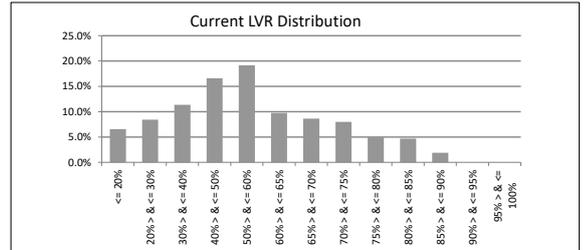


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$2,891,233.54	0.9%	52	3.7%
25% > & <= 30%	\$4,242,114.77	1.4%	56	4.0%
30% > & <= 40%	\$11,321,548.82	3.7%	83	6.0%
40% > & <= 50%	\$22,810,983.10	7.4%	116	8.3%
50% > & <= 60%	\$30,654,374.88	9.9%	144	10.4%
60% > & <= 65%	\$22,075,225.23	7.1%	100	7.2%
65% > & <= 70%	\$30,419,662.80	9.8%	140	10.1%
70% > & <= 75%	\$33,951,205.33	11.0%	142	10.2%
75% > & <= 80%	\$95,319,941.68	30.8%	358	25.8%
80% > & <= 85%	\$5,336,978.60	1.7%	18	1.3%
85% > & <= 90%	\$29,511,031.48	9.5%	104	7.5%
90% > & <= 95%	\$20,896,731.23	6.7%	76	5.5%
95% > & <= 100%	\$198,484.04	0.1%	1	0.1%
	\$309,629,515.50	100.0%	1,390	100.0%

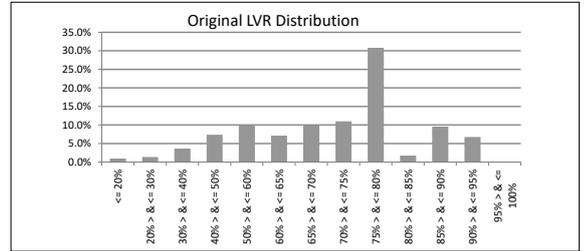


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,720,842.53	1.5%	116	8.3%
10 year > & <= 12 years	\$4,369,807.08	1.4%	62	4.5%
12 year > & <= 14 years	\$6,819,628.01	2.2%	86	6.2%
14 year > & <= 16 years	\$14,115,983.42	4.6%	106	7.6%
16 year > & <= 18 years	\$23,438,512.55	7.6%	137	9.9%
18 year > & <= 20 years	\$21,850,687.27	7.1%	114	8.2%
20 year > & <= 22 years	\$36,569,581.95	11.8%	170	12.2%
22 year > & <= 24 years	\$55,280,914.67	17.9%	187	13.5%
24 year > & <= 26 years	\$75,133,348.94	24.3%	233	16.8%
26 year > & <= 28 years	\$67,330,409.08	21.7%	179	12.9%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$309,629,515.50	100.0%	1,390	100.0%

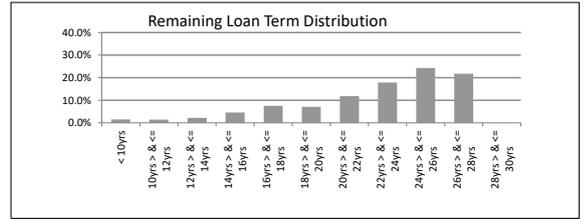


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$21,598,042.97	7.0%	473	34.0%
\$100000 > & <= \$200000	\$39,887,176.02	12.9%	264	19.0%
\$200000 > & <= \$300000	\$58,151,952.22	18.8%	232	16.7%
\$300000 > & <= \$400000	\$66,871,490.45	21.6%	193	13.9%
\$400000 > & <= \$500000	\$49,198,547.36	15.9%	112	8.1%
\$500000 > & <= \$600000	\$30,764,105.47	9.9%	56	4.0%
\$600000 > & <= \$700000	\$19,356,675.96	6.3%	30	2.2%
\$700000 > & <= \$800000	\$14,188,286.58	4.6%	19	1.4%
\$800000 > & <= \$900000	\$4,993,059.77	1.6%	6	0.4%
\$900000 > & <= \$1000000	\$4,620,178.70	1.5%	5	0.4%
	\$309,629,515.50	100.0%	1,390	100.0%

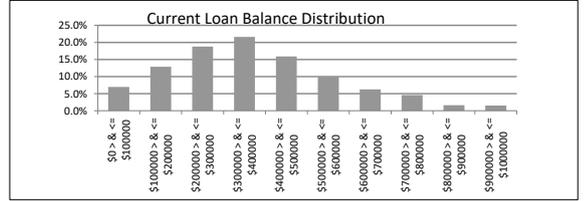


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$25,361,709.34	8.2%	69	5.0%
3 > & <= 4 years	\$51,380,048.52	16.6%	174	12.5%
4 > & <= 5 years	\$49,694,466.03	16.0%	174	12.5%
5 > & <= 6 years	\$36,874,016.32	11.9%	128	9.2%
6 > & <= 7 years	\$32,938,847.18	10.6%	128	9.2%
7 > & <= 8 years	\$26,745,652.22	8.3%	99	7.1%
8 > & <= 9 years	\$23,411,390.58	7.6%	121	8.7%
9 > & <= 10 years	\$14,892,090.37	4.8%	82	5.9%
> 10 years	\$49,331,294.94	15.9%	415	29.9%
	\$309,629,515.50	100.0%	1,390	100.0%

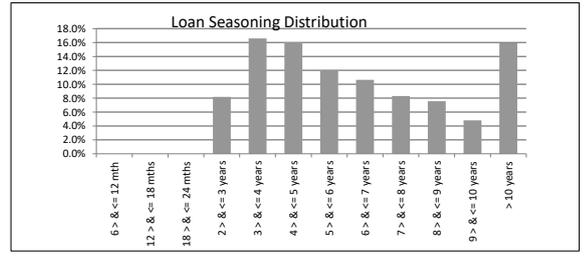


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$6,873,327.24	2.2%	23	1.7%
2914	\$6,283,758.65	2.0%	16	1.2%
2620	\$5,572,776.99	1.8%	18	1.3%
2913	\$4,807,064.05	1.6%	15	1.1%
5608	\$4,100,919.64	1.3%	34	2.4%
2902	\$3,686,455.34	1.2%	16	1.2%
5700	\$3,160,981.81	1.0%	22	1.6%
2905	\$3,004,590.35	1.0%	11	0.8%
2607	\$2,910,660.83	0.9%	6	0.4%
2615	\$2,831,797.07	0.9%	12	0.9%

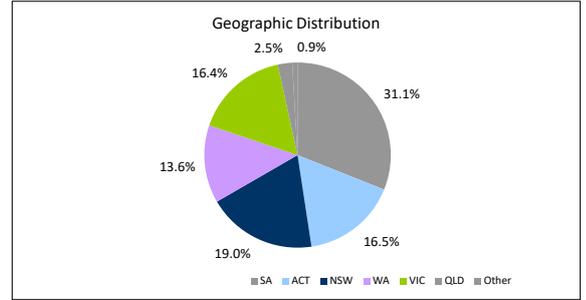
# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	18-Aug-25
Collections Period ending	31-Jul-25

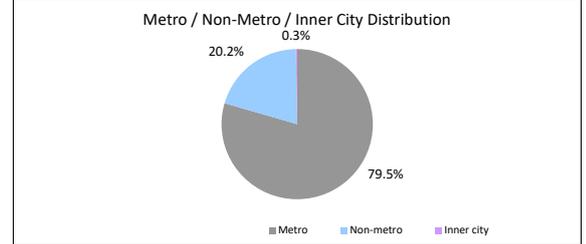
**TABLE 7**

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$51,177,883.78	16.5%	169	12.2%
New South Wales	\$58,852,027.25	19.0%	230	16.5%
Northern Territory	\$730,044.05	0.2%	3	0.2%
Queensland	\$7,734,720.48	2.5%	31	2.2%
South Australia	\$96,223,823.83	31.1%	601	43.2%
Tasmania	\$2,070,761.74	0.7%	6	0.4%
Victoria	\$50,776,508.81	16.4%	168	12.1%
Western Australia	\$42,063,725.56	13.6%	182	13.1%
Undefined	\$0.00	0.0%	0	0.0%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>



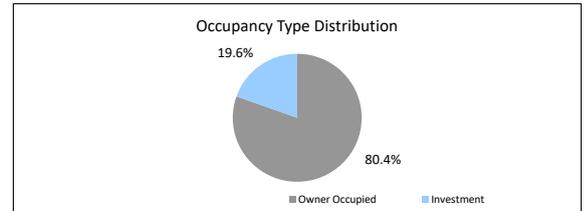
**TABLE 8**

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$246,169,307.07	79.5%	1012	72.8%
Non-metro	\$62,518,556.65	20.2%	374	26.9%
Inner city	\$941,651.78	0.3%	4	0.3%
Undefined	\$0.00	0.0%	0	0.0%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>



**TABLE 9**

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$283,117,180.77	91.4%	1256	90.4%
Residential Unit	\$25,160,576.93	8.1%	129	9.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,351,757.80	0.4%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>

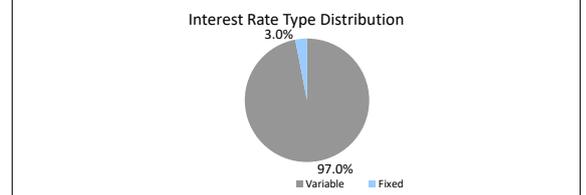


**TABLE 10**

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$249,059,197.59	80.4%	1155	83.1%
Investment	\$60,570,317.91	19.6%	235	16.9%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>

**TABLE 11**

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$5,796,348.42	1.9%	20	1.4%
Pay-as-you-earn employee (casual)	\$11,519,450.38	3.7%	58	4.2%
Pay-as-you-earn employee (full time)	\$236,953,375.71	76.5%	999	71.9%
Pay-as-you-earn employee (part time)	\$19,505,773.94	6.3%	98	7.1%
Self employed	\$18,821,749.12	6.1%	91	6.5%
No data	\$17,032,817.93	5.5%	124	8.9%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>



**TABLE 12**

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$294,892,138.64	95.2%	1321	95.0%
Genworth	\$14,737,376.86	4.8%	69	5.0%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>

**TABLE 13**

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$306,347,619.61	98.9%	1371	98.6%
0 > and <= 30 days	\$2,273,074.70	0.7%	13	0.9%
30 > and <= 60 days	\$444,801.94	0.1%	2	0.1%
60 > and <= 90 days	\$73,293.25	0.0%	1	0.1%
90 > days	\$490,726.00	0.2%	3	0.2%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>

**TABLE 14**

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$300,233,476.11	97.0%	1349	97.1%
Fixed	\$9,396,039.39	3.0%	41	2.9%
<b>Total</b>	<b>\$309,629,515.50</b>	<b>100.0%</b>	<b>1,390</b>	<b>100.0%</b>

**TABLE 15**

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.93%	41
Variable Interest Rate	6.07%	1349

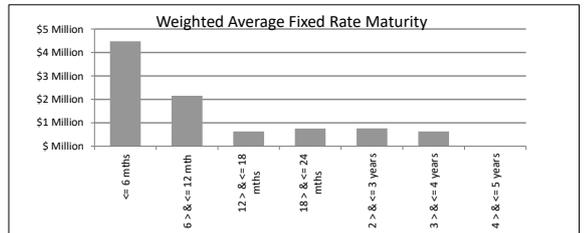
**TABLE 16**

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	\$4,478,548.91	47.7%	16	5.77%
6 > & <= 12 mth	\$2,149,769.30	22.9%	10	6.01%
12 > & <= 18 mths	\$628,130.25	6.7%	4	6.41%
18 > & <= 24 mths	\$751,865.67	8.0%	5	5.73%
2 > & <= 3 years	\$759,047.56	8.1%	3	6.01%
3 > & <= 4 years	\$628,677.70	6.7%	3	6.56%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
<b>Total</b>	<b>\$9,396,039.39</b>	<b>100.0%</b>	<b>41</b>	



# The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-Jul-25**

SUMMARY		31-Jul-25
Pool Balance		\$14,555,237.25
Number of Loans		65
Avg Loan Balance		\$223,926.73
Maximum Loan Balance		\$765,304.28
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		5.90%
Weighted Avg Seasoning (mths)		84.1
Maximum Remaining Term (mths)		328.00
Weighted Avg Remaining Term (mths)		266.20
Maximum Current LVR		86.90%
Weighted Avg Current LVR		52.48%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
	<= 20%	\$1,106,569.03	7.6%	13	20.0%
	20% > & <= 30%	\$701,928.16	4.8%	5	7.7%
	30% > & <= 40%	\$1,617,873.66	11.1%	8	12.3%
	40% > & <= 50%	\$3,206,295.59	22.0%	13	20.0%
	50% > & <= 60%	\$1,965,934.38	13.5%	8	12.3%
	60% > & <= 65%	\$1,826,600.87	12.5%	7	10.8%
	65% > & <= 70%	\$720,429.34	4.9%	2	3.1%
	70% > & <= 75%	\$1,095,450.57	7.5%	4	6.2%
	75% > & <= 80%	\$1,735,013.83	11.9%	3	4.6%
	80% > & <= 85%	\$0.00	0.0%	0	0.0%
	85% > & <= 90%	\$579,141.82	4.0%	2	3.1%
	90% > & <= 95%	\$0.00	0.0%	0	0.0%
	95% > & <= 100%	\$0.00	0.0%	0	0.0%
		\$14,555,237.25	100.0%	65	100.0%

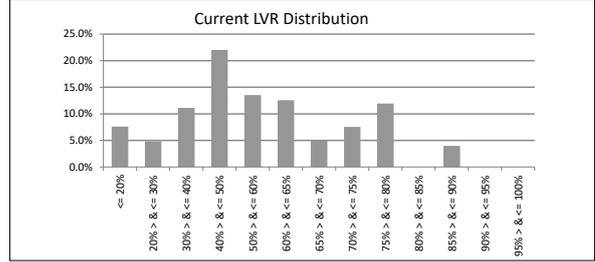


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
	\$0 > & <= \$100000	\$960,057.02	6.6%	16	24.6%
	\$100000 > & <= \$200000	\$2,658,061.00	18.3%	19	29.2%
	\$200000 > & <= \$300000	\$2,981,766.92	20.5%	12	18.5%
	\$300000 > & <= \$400000	\$3,158,990.85	21.7%	9	13.8%
	\$400000 > & <= \$500000	\$1,797,162.64	12.3%	4	6.2%
	\$500000 > & <= \$600000	\$2,233,894.54	15.3%	4	6.2%
	\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
	\$700000 > & <= \$800000	\$765,304.28	5.3%	1	1.5%
	\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
	\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
		\$14,555,237.25	100.0%	65	100.0%

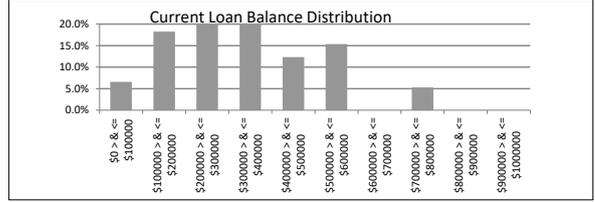


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
	<= 6 mths	\$0.00	0.0%	0	0.0%
	> & <= 12 mth	\$0.00	0.0%	0	0.0%
	12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
	18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
	2 > & <= 3 years	\$1,528,717.83	10.5%	3	4.6%
	3 > & <= 4 years	\$3,388,561.49	23.3%	11	16.9%
	4 > & <= 5 years	\$1,554,858.38	10.7%	9	13.8%
	5 > & <= 6 years	\$1,065,689.59	7.3%	6	9.2%
	6 > & <= 7 years	\$1,742,211.48	12.0%	7	10.8%
	7 > & <= 8 years	\$804,605.67	5.5%	4	6.2%
	8 > & <= 9 years	\$992,916.42	6.8%	3	4.6%
	9 > & <= 10 years	\$413,722.68	2.8%	4	6.2%
	> 10 years	\$3,063,953.71	21.1%	18	27.7%
		\$14,555,237.25	100.0%	65	100.0%

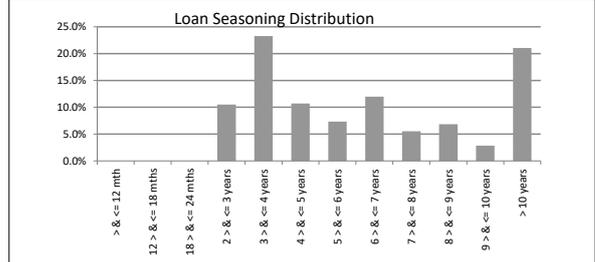


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Australian Capital Territory	\$2,005,074.25	13.8%	7	10.8%
	New South Wales	\$1,956,268.78	13.4%	7	10.8%
	Northern Territory	\$205,125.86	1.4%	1	1.5%
	Queensland	\$160,210.98	1.1%	1	1.5%
	South Australia	\$5,765,455.64	39.6%	30	46.2%
	Tasmania	\$197,567.05	1.4%	1	1.5%
	Victoria	\$2,461,341.79	16.9%	10	15.4%
	Western Australia	\$1,804,192.90	12.4%	8	12.3%
		\$14,555,237.25	100.0%	65	100.0%

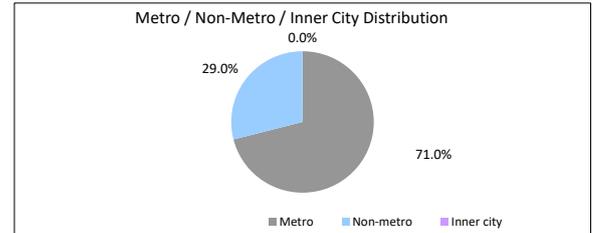


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
	Metro	\$10,336,061.45	71.0%	40	61.5%
	Non-metro	\$4,219,175.80	29.0%	25	38.5%
	Inner city	\$0.00	0.0%	0	0.0%
		\$14,555,237.25	100.0%	65	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
	Residential House	\$13,278,631.15	91.2%	59	90.8%
	Residential Unit	\$1,276,606.10	8.8%	6	9.2%
	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%
		\$14,555,237.25	100.0%	65	100.0%

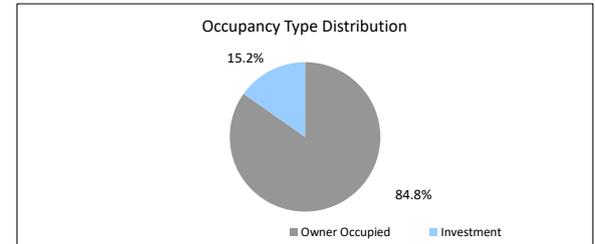


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
	Owner Occupied	\$12,341,250.95	84.8%	52	80.0%
	Investment	\$2,213,986.30	15.2%	13	20.0%
		\$14,555,237.25	100.0%	65	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Contractor	\$160,210.98	1.1%	1	1.5%
	Pay-as-you-earn employee (casual)	\$106,050.21	0.7%	1	1.5%
	Pay-as-you-earn employee (full time)	\$12,102,780.36	83.2%	49	75.4%
	Pay-as-you-earn employee (part time)	\$1,542,657.24	10.6%	10	15.4%
	Self employed	\$338,228.43	2.3%	1	1.5%
	No data	\$270,247.86	1.9%	2	3.1%
	Other	\$35,062.17	0.2%	1	1.5%
		\$14,555,237.25	100.0%	65	100.0%

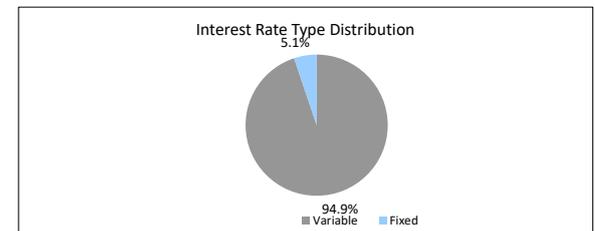


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
	<=0 days	\$13,091,514.32	89.9%	62	95.4%
	0 > and <= 30 days	\$262,311.02	1.8%	1	1.5%
	30 > and <= 60 days	\$0.00	0.0%	0	0.0%
	60 > and <= 90 days	\$765,304.28	5.3%	1	1.5%
	90 > days	\$436,107.63	3.0%	1	1.5%
		\$14,555,237.25	100.0%	65	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
	Variable	\$13,806,148.59	94.9%	63	96.9%
	Fixed	\$749,088.66	5.1%	2	3.1%
		\$14,555,237.25	100.0%	65	100.0%