

# The Barton Series 2019-1 Trust

## Investor Reporting

Payment Date	17-Sep-25
Collections Period ending	31-Aug-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	101,275,459.22	99,097,612.80	99,097,612.80	97.85%	17/09/2025	4.54%	16.28%	16.28%	AU3FN0092789
A-2	AAA(sf)/AAAsf	18,500,000.00	8,914,685.23	8,914,685.23	48.19%	17/09/2025	5.02%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	3,614,061.56	3,614,061.56	48.19%	17/09/2025	5.17%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	3,975,467.75	3,975,467.75	48.19%	17/09/2025	5.42%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	2,168,436.96	2,168,436.96	48.19%	17/09/2025	6.07%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	602,343.61	602,343.61	48.19%	17/09/2025	9.37%	N/A	N/A	AU3FN0051785

	AT ISSUE	31-Aug-25
Pool Balance	\$495,996,628.58	\$117,433,142.77
Number of Loans	1,974	714
Avg Loan Balance	\$251,264.76	\$164,472.19
Maximum Loan Balance	\$742,616.96	\$655,702.66
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.84%
Weighted Avg Seasoning (mths)	43.03	116.57
Maximum Remaining Term (mths)	353.00	291.00
Weighted Avg Remaining Term (mths)	297.68	228.97
Maximum Current LVR	89.70%	78.54%
Weighted Avg Current LVR	59.88%	43.78%

	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$328,168.63	0.28%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	2	\$352,833.61	0.30%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,366,848.02	8.0%	189	26.5%
20% > & <= 30%	\$15,536,570.99	13.2%	112	15.7%
30% > & <= 40%	\$23,407,242.81	19.9%	127	17.8%
40% > & <= 50%	\$26,390,530.73	22.5%	116	16.2%
50% > & <= 60%	\$22,249,772.12	18.9%	94	13.2%
60% > & <= 65%	\$9,229,413.63	7.9%	35	4.9%
65% > & <= 70%	\$5,471,144.61	4.7%	20	2.8%
70% > & <= 75%	\$4,369,140.09	3.7%	16	2.2%
75% > & <= 80%	\$1,412,479.77	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%
	\$117,433,142.77	100.0%	714	100.0%

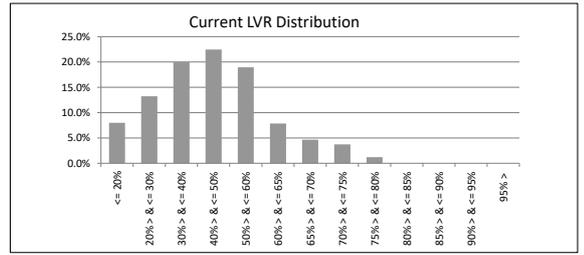


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$184,435.66	0.2%	5	0.7%
25% > & <= 30%	\$1,788,709.22	1.5%	27	3.8%
30% > & <= 40%	\$4,137,669.21	3.5%	43	6.0%
40% > & <= 50%	\$7,150,232.45	6.1%	68	9.5%
50% > & <= 60%	\$14,525,070.91	12.4%	90	12.6%
60% > & <= 65%	\$7,934,017.60	6.8%	58	8.1%
65% > & <= 70%	\$15,463,268.06	13.2%	86	12.0%
70% > & <= 75%	\$12,838,955.78	10.9%	70	9.8%
75% > & <= 80%	\$31,142,261.94	26.5%	169	23.7%
80% > & <= 85%	\$3,652,462.31	3.1%	18	2.5%
85% > & <= 90%	\$8,429,825.72	7.2%	35	4.9%
90% > & <= 95%	\$10,186,233.91	8.7%	45	6.3%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$117,433,142.77	100.0%	714	100.0%

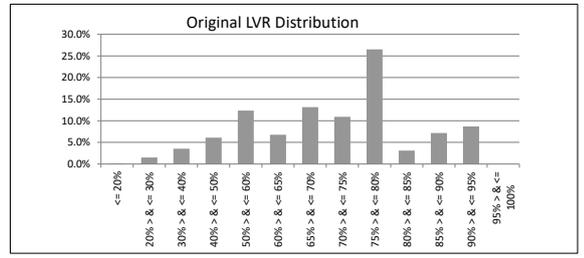


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,497,344.24	3.0%	54	7.6%
10 year > & <= 12 years	\$3,181,879.28	2.7%	30	4.2%
12 year > & <= 14 years	\$5,603,433.49	4.8%	47	6.6%
14 year > & <= 16 years	\$6,354,143.82	5.4%	49	6.9%
16 year > & <= 18 years	\$13,450,807.62	11.5%	89	12.5%
18 year > & <= 20 years	\$23,945,384.45	20.4%	139	19.5%
20 year > & <= 22 years	\$39,949,933.58	34.0%	207	29.0%
22 year > & <= 24 years	\$20,794,513.63	17.7%	98	13.7%
24 year > & <= 26 years	\$655,702.66	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%
	\$117,433,142.77	100.0%	714	100.0%

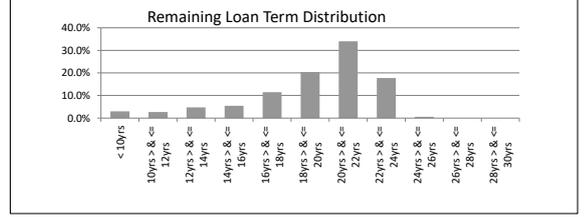


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,993,032.52	1.7%	119	16.7%
\$50000 > & <= \$100000	\$8,141,231.12	6.9%	108	15.1%
\$100000 > & <= \$150000	\$15,202,156.61	12.9%	121	16.9%
\$150000 > & <= \$200000	\$20,303,877.28	17.3%	117	16.4%
\$200000 > & <= \$250000	\$23,599,605.47	20.1%	105	14.7%
\$250000 > & <= \$300000	\$17,307,563.00	14.7%	63	8.8%
\$300000 > & <= \$350000	\$11,667,980.01	9.9%	36	5.0%
\$350000 > & <= \$400000	\$8,909,867.42	7.6%	24	3.4%
\$400000 > & <= \$450000	\$3,035,489.28	2.6%	7	1.0%
\$450000 > & <= \$500000	\$4,265,647.27	3.6%	9	1.3%
\$500000 > & <= \$750000	\$3,006,692.79	2.6%	5	0.7%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$117,433,142.77	100.0%	714	100.0%

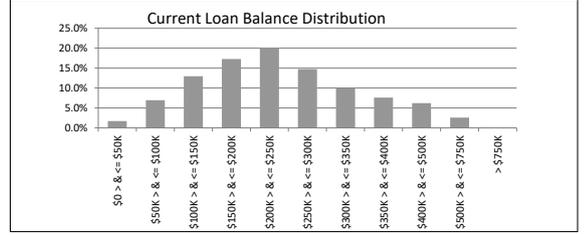
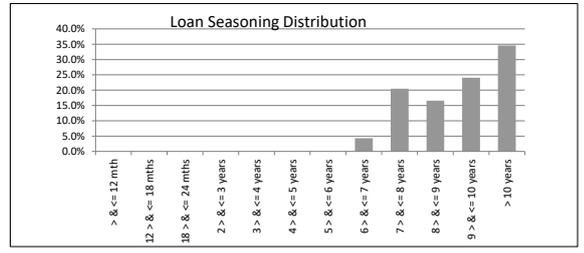


TABLE 5

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	\$5,068,791.62	4.3%	23	3.2%
7 > & <= 8 years	\$23,994,005.49	20.4%	131	18.3%
8 > & <= 9 years	\$19,482,255.62	16.6%	117	16.4%
9 > & <= 10 years	\$28,241,091.35	24.0%	161	22.5%
> 10 years	\$40,646,998.69	34.6%	282	39.5%
	\$117,433,142.77	100.0%	714	100.0%



# The Barton Series 2019-1 Trust

## Investor Reporting

Payment Date	17-Sep-25
Collections Period ending	31-Aug-25

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$3,302,794.23	2.8%	18	2.5%
2617	\$3,045,817.77	2.6%	14	2.0%
2611	\$2,740,968.87	2.3%	7	1.0%
2914	\$2,693,941.41	2.3%	11	1.5%
5162	\$2,037,247.36	1.7%	15	2.1%
2905	\$1,786,194.13	1.5%	9	1.3%
2602	\$1,561,486.65	1.3%	7	1.0%
5169	\$1,540,584.04	1.3%	10	1.4%
6110	\$1,447,384.86	1.2%	5	0.7%
2906	\$1,364,507.48	1.2%	6	0.8%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$23,698,078.95	20.2%	115	16.1%
New South Wales	\$15,470,435.68	13.2%	96	13.4%
Northern Territory	\$862,492.59	0.7%	3	0.4%
Queensland	\$451,402.57	0.4%	4	0.6%
South Australia	\$51,330,659.09	43.7%	369	51.7%
Tasmania	\$395,598.20	0.3%	2	0.3%
Victoria	\$4,057,767.13	3.5%	19	2.7%
Western Australia	\$21,166,708.56	18.0%	106	14.8%
	\$117,433,142.77	100.0%	714	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$98,909,990.70	84.2%	585	81.9%
Non-metro	\$17,615,198.05	15.0%	124	17.4%
Inner city	\$907,954.02	0.8%	5	0.7%
	\$117,433,142.77	100.0%	714	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$107,391,502.37	91.4%	647	90.6%
Residential Unit	\$8,853,264.94	7.5%	59	8.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,188,375.46	1.0%	8	1.1%
	\$117,433,142.77	100.0%	714	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$102,114,059.47	87.0%	622	87.1%
Investment	\$15,319,083.30	13.0%	92	12.9%
	\$117,433,142.77	100.0%	714	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$1,233,084.99	1.1%	8	1.1%
Pay-as-you-earn employee (casual)	\$3,694,213.69	3.1%	25	3.5%
Pay-as-you-earn employee (full time)	\$84,227,497.05	71.7%	495	69.3%
Pay-as-you-earn employee (part time)	\$10,560,564.75	9.0%	73	10.2%
Self employed	\$10,379,837.25	8.8%	60	8.4%
No data	\$7,337,945.04	6.2%	53	7.4%
Director	\$0.00	0.0%	0	0.0%
	\$117,433,142.77	100.0%	714	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$109,243,823.55	93.0%	673	94.3%
Genworth/Helia	\$8,189,319.22	7.0%	41	5.7%
	\$117,433,142.77	100.0%	714	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$114,305,515.27	97.3%	699	97.9%
0 > and <= 30 days	\$2,446,625.26	2.1%	11	1.5%
30 > and <= 60 days	\$328,168.63	0.3%	2	0.3%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$352,833.61	0.3%	2	0.3%
	\$117,433,142.77	100.0%	714	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$99,690,912.61	84.9%	623	87.3%
Fixed	\$17,742,230.16	15.1%	91	12.7%
	\$117,433,142.77	100.0%	714	100.0%

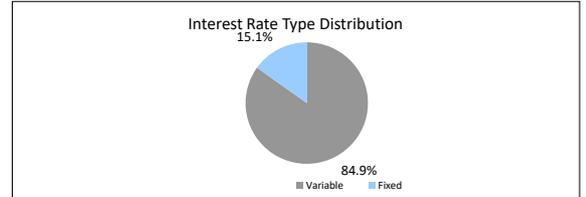
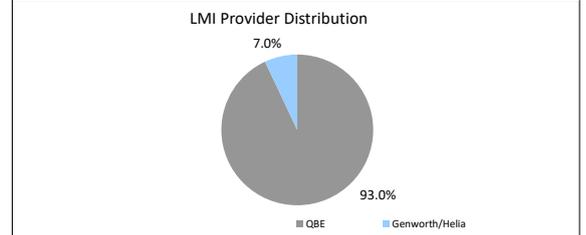
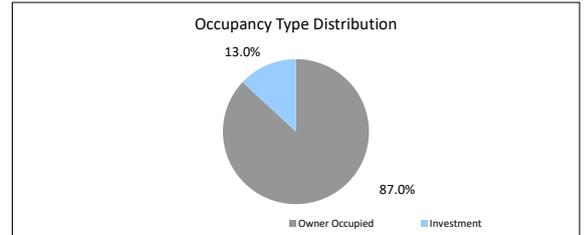
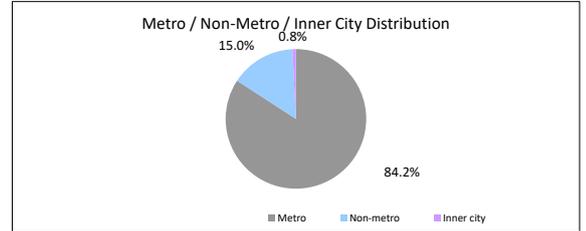
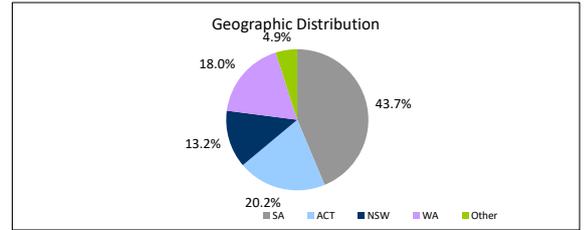
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.08%	91

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.



# The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **31-Aug-25**

SUMMARY		31-Aug-25
Pool Balance		\$5,565,728.60
Number of Loans		50
Avg Loan Balance		\$111,314.57
Maximum Loan Balance		\$491,032.65
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		6.15%
Weighted Avg Seasoning (mths)		107.2
Maximum Remaining Term (mths)		282.00
Weighted Avg Remaining Term (mths)		241.70
Maximum Current LVR		69.21%
Weighted Avg Current LVR		43.77%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$631,159.49	11.33%	22	44.00%
20% > & <= 30%		\$695,780.87	12.52%	7	14.00%
30% > & <= 40%		\$352,231.99	6.33%	4	8.00%
40% > & <= 50%		\$2,063,005.06	37.11%	9	18.00%
50% > & <= 60%		\$327,320.11	5.90%	1	2.00%
60% > & <= 65%		\$546,712.18	9.82%	2	4.00%
65% > & <= 70%		\$949,518.90	17.11%	5	10.00%
70% > & <= 75%		\$0.00	0.00%	0	0.00%
75% > & <= 80%		\$0.00	0.00%	0	0.00%
80% > & <= 85%		\$0.00	0.00%	0	0.00%
85% > & <= 90%		\$0.00	0.00%	0	0.00%
90% > & <= 95%		\$0.00	0.00%	0	0.00%
95% > & <= 100%		\$0.00	0.00%	0	0.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000		\$392,482.47	7.11%	20	40.00%
\$50000 > & <= \$100000		\$741,870.68	13.33%	10	20.00%
\$100000 > & <= \$150000		\$370,933.74	6.73%	3	6.00%
\$150000 > & <= \$200000		\$811,941.86	14.66%	5	10.00%
\$200000 > & <= \$250000		\$1,350,435.19	24.33%	6	12.00%
\$250000 > & <= \$300000		\$1,079,711.90	19.44%	4	8.00%
\$300000 > & <= \$350000		\$327,320.11	5.90%	1	2.00%
\$350000 > & <= \$400000		\$0.00	0.00%	0	0.00%
\$400000 > & <= \$450000		\$0.00	0.00%	0	0.00%
\$450000 > & <= \$500000		\$491,032.65	8.84%	1	2.00%
\$500000 > & <= \$750000		\$0.00	0.00%	0	0.00%
> \$750,000		\$0.00	0.00%	0	0.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths		\$0.00	0.00%	0	0.00%
> & <= 12 mth		\$0.00	0.00%	0	0.00%
12 > & <= 18 mths		\$0.00	0.00%	0	0.00%
18 > & <= 24 mths		\$0.00	0.00%	0	0.00%
2 > & <= 3 years		\$0.00	0.00%	0	0.00%
3 > & <= 4 years		\$0.00	0.00%	0	0.00%
4 > & <= 5 years		\$0.00	0.00%	0	0.00%
5 > & <= 6 years		\$0.00	0.00%	0	0.00%
6 > & <= 7 years		\$886,789.30	15.95%	7	14.00%
7 > & <= 8 years		\$2,848,033.02	51.22%	16	32.00%
8 > & <= 9 years		\$151,235.24	2.72%	1	2.00%
9 > & <= 10 years		\$375,581.13	6.75%	4	8.00%
> 10 years		\$1,304,089.91	23.44%	22	44.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$1,611,274.39	28.95%	14	28.00%
New South Wales		\$655,994.95	11.82%	3	6.00%
Northern Territory		\$0.00	0.00%	0	0.00%
Queensland		\$0.00	0.00%	0	0.00%
South Australia		\$2,830,380.79	50.92%	28	56.00%
Tasmania		\$0.00	0.00%	0	0.00%
Victoria		\$0.00	0.00%	0	0.00%
Western Australia		\$468,078.47	8.44%	5	10.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$4,744,132.90	85.22%	42	84.00%
Non-metro		\$811,842.01	14.66%	7	14.00%
Inner city		\$9,753.69	0.22%	1	2.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$5,233,487.94	94.00%	45	90.00%
Residential Unit		\$322,486.97	5.82%	4	8.00%
Rural		\$0.00	0.00%	0	0.00%
Semi-Rural		\$0.00	0.00%	0	0.00%
High Density		\$9,753.69	0.22%	1	2.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$5,015,399.06	90.11%	47	94.00%
Investment		\$550,329.54	9.91%	3	6.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$204,149.05	3.71%	1	2.00%
Pay-as-you-earn employee (casual)		\$336,589.76	6.00%	2	4.00%
Pay-as-you-earn employee (full time)		\$4,125,350.52	74.11%	37	74.00%
Pay-as-you-earn employee (part time)		\$650,279.98	11.71%	5	10.00%
Self employed		\$123,083.96	2.23%	2	4.00%
No data		\$0.00	0.00%	0	0.00%
Other		\$126,275.33	2.31%	3	6.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$5,565,728.60	100.00%	50	100.00%
0 > and <= 30 days		\$0.00	0.00%	0	0.00%
30 > and <= 60 days		\$0.00	0.00%	0	0.00%
60 > and <= 90 days		\$0.00	0.00%	0	0.00%
90 > days		\$0.00	0.00%	0	0.00%
		\$5,565,728.60	100.00%	50	100.00%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$4,824,049.37	86.72%	46	92.00%
Fixed		\$741,679.23	13.33%	4	8.00%
		\$5,565,728.60	100.00%	50	100.00%

