

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	18-Mar-24
Collections Period ending	29-Feb-24

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-1	AAA(sf)/AAAsf	460,000,000.00	141,617,585.32	141,617,585.32	30.79%	18/03/2024	5.50%	8.00%	16.28%	AU3FN0051736
A-2	AAA(sf)/AAAsf	18,500,000.00	12,740,199.98	12,740,199.98	68.87%	18/03/2024	5.75%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	5,164,945.94	5,164,945.94	68.87%	18/03/2024	5.90%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	5,681,440.53	5,681,440.53	68.87%	18/03/2024	6.15%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	3,098,967.57	3,098,967.57	68.87%	18/03/2024	6.80%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	860,824.33	860,824.33	68.87%	18/03/2024	10.10%	N/A	N/A	AU3FN0051785

	AT ISSUE	29-Feb-24
Pool Balance	\$495,996,628.58	\$167,821,392.54
Number of Loans	1,974	918
Avg Loan Balance	\$251,264.76	\$182,811.97
Maximum Loan Balance	\$742,616.96	\$668,322.74
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	6.04%
Weighted Avg Seasoning (mths)	43.03	97.70
Maximum Remaining Term (mths)	353.00	309.00
Weighted Avg Remaining Term (mths)	297.68	246.19
Maximum Current LVR	89.70%	240.23%
Weighted Avg Current LVR	59.88%	48.06%

	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	0	\$0.00	0.00%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	2	\$657,384.77	0.39%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,617,849.45	5.7%	190	20.7%
20% > & <= 30%	\$16,731,495.21	10.0%	119	13.0%
30% > & <= 40%	\$27,904,838.78	16.6%	160	17.4%
40% > & <= 50%	\$34,275,849.04	20.4%	151	16.4%
50% > & <= 60%	\$37,386,106.38	22.3%	150	16.3%
60% > & <= 65%	\$12,017,354.70	7.2%	46	5.0%
65% > & <= 70%	\$15,608,805.10	9.3%	51	5.6%
70% > & <= 75%	\$5,833,443.49	3.5%	23	2.5%
75% > & <= 80%	\$6,580,489.49	3.9%	22	2.4%
80% > & <= 85%	\$1,504,814.74	0.9%	5	0.5%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% >	\$360,346.16	0.2%	1	0.1%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$286,898.53	0.2%	6	0.7%
25% > & <= 30%	\$2,912,569.92	1.7%	31	3.4%
30% > & <= 40%	\$5,297,307.91	3.2%	52	5.7%
40% > & <= 50%	\$11,160,886.17	6.7%	93	10.1%
50% > & <= 60%	\$19,586,806.01	11.7%	114	12.4%
60% > & <= 65%	\$11,631,911.12	6.9%	76	8.3%
65% > & <= 70%	\$21,720,255.86	12.9%	109	11.9%
70% > & <= 75%	\$16,870,637.49	10.1%	86	9.4%
75% > & <= 80%	\$45,588,383.61	27.2%	216	23.5%
80% > & <= 85%	\$5,310,750.96	3.2%	24	2.6%
85% > & <= 90%	\$13,314,851.23	7.9%	52	5.7%
90% > & <= 95%	\$14,140,133.73	8.4%	59	6.4%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 3

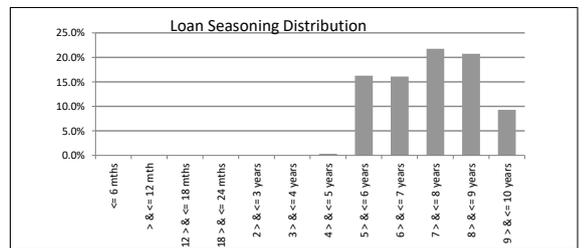
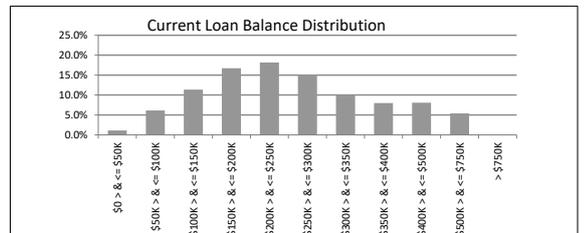
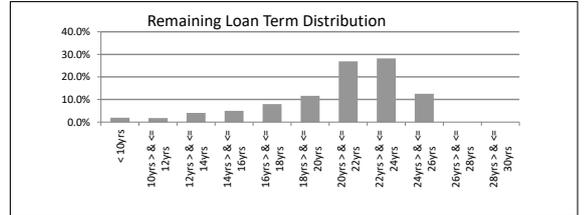
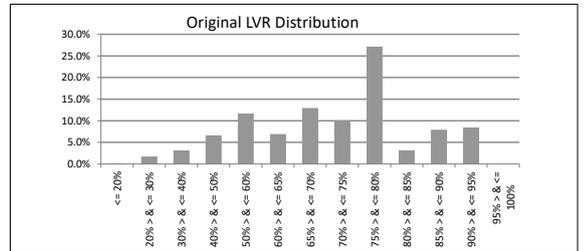
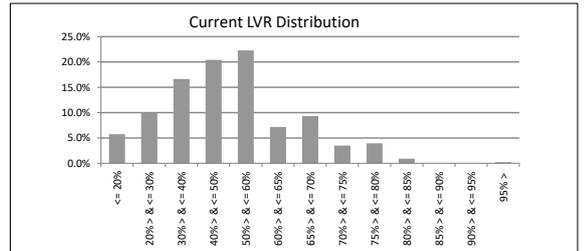
Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,192,115.56	1.9%	48	5.2%
10 year > & <= 12 years	\$2,984,006.18	1.8%	32	3.5%
12 year > & <= 14 years	\$6,862,579.43	4.1%	51	5.6%
14 year > & <= 16 years	\$8,351,611.62	5.0%	63	6.9%
16 year > & <= 18 years	\$13,372,826.90	8.0%	78	8.5%
18 year > & <= 20 years	\$19,513,267.19	11.6%	118	12.9%
20 year > & <= 22 years	\$45,179,653.19	26.9%	220	24.0%
22 year > & <= 24 years	\$47,344,963.36	28.2%	221	24.1%
24 year > & <= 26 years	\$21,020,369.11	12.5%	87	9.5%
26 year > & <= 28 years	\$0.00	0.0%	0	0.0%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,832,407.87	1.1%	111	12.1%
\$50000 > & <= \$100000	\$10,260,452.58	6.1%	134	14.6%
\$100000 > & <= \$150000	\$19,097,728.20	11.4%	152	16.6%
\$150000 > & <= \$200000	\$28,047,454.12	16.7%	159	17.3%
\$200000 > & <= \$250000	\$30,489,002.11	18.2%	135	14.7%
\$250000 > & <= \$300000	\$25,349,015.31	15.1%	93	10.1%
\$300000 > & <= \$350000	\$16,780,645.36	10.0%	52	5.7%
\$350000 > & <= \$400000	\$13,436,208.58	8.0%	36	3.9%
\$400000 > & <= \$450000	\$5,918,116.58	3.5%	14	1.5%
\$450000 > & <= \$500000	\$7,599,924.82	4.5%	16	1.7%
\$500000 > & <= \$750000	\$9,010,437.01	5.4%	16	1.7%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$167,821,392.54	100.0%	918	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	\$537,487.33	0.3%	2	0.2%
5 > & <= 6 years	\$27,290,557.19	16.3%	135	14.7%
6 > & <= 7 years	\$27,000,234.68	16.1%	133	14.5%
7 > & <= 8 years	\$36,502,962.73	21.8%	200	21.8%
8 > & <= 9 years	\$34,780,323.87	20.7%	177	19.3%
9 > & <= 10 years	\$15,624,692.52	9.3%	94	10.2%
> 10 years	\$26,085,134.22	15.5%	177	19.3%
	\$167,821,392.54	100.0%	918	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	18-Mar-24
Collections Period ending	29-Feb-24

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$4,018,212.07	2.4%	22	2.4%
2617	\$3,447,691.84	2.1%	15	1.6%
2611	\$3,343,104.83	2.0%	8	0.9%
2914	\$2,852,560.05	1.7%	11	1.2%
5162	\$2,784,364.14	1.7%	20	2.2%
2620	\$2,206,147.83	1.3%	12	1.3%
5169	\$2,175,352.54	1.3%	12	1.3%
2905	\$2,153,043.37	1.3%	11	1.2%
5114	\$1,911,208.19	1.1%	14	1.5%
5251	\$1,899,684.91	1.1%	6	0.7%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$28,186,940.91	16.8%	134	14.6%
New South Wales	\$23,985,548.32	14.3%	129	14.1%
Northern Territory	\$800,030.67	0.5%	3	0.3%
Queensland	\$1,014,702.84	0.6%	5	0.5%
South Australia	\$76,402,794.50	45.5%	479	52.2%
Tasmania	\$408,811.28	0.2%	2	0.2%
Victoria	\$6,027,528.59	3.6%	26	2.8%
Western Australia	\$30,995,035.43	18.5%	140	15.3%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$139,068,777.81	82.9%	741	80.7%
Non-metro	\$27,014,299.23	16.1%	169	18.4%
Inner city	\$1,738,315.50	1.0%	8	0.9%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$153,818,622.23	91.7%	834	90.8%
Residential Unit	\$12,427,633.89	7.4%	75	8.2%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,575,136.42	0.9%	9	1.0%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$147,682,246.08	88.0%	802	87.4%
Investment	\$20,139,146.46	12.0%	116	12.6%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$2,550,209.26	1.5%	12	1.3%
Pay-as-you-earn employee (casual)	\$6,831,717.15	4.1%	38	4.1%
Pay-as-you-earn employee (full time)	\$119,430,103.04	71.2%	638	69.5%
Pay-as-you-earn employee (part time)	\$15,361,479.96	9.2%	92	10.0%
Self employed	\$13,985,546.96	8.3%	72	7.8%
No data	\$9,662,336.17	5.8%	66	7.2%
Director	\$0.00	0.0%	0	0.0%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$155,242,981.27	92.5%	862	93.9%
Genworth/Helia	\$12,578,411.27	7.5%	56	6.1%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$163,384,252.68	97.4%	899	97.9%
0 > and <= 30 days	\$3,779,755.09	2.3%	17	1.9%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$657,384.77	0.4%	2	0.2%
	\$167,821,392.54	100.0%	918	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$117,487,570.92	70.0%	682	74.3%
Fixed	\$50,333,821.62	30.0%	236	25.7%
	\$167,821,392.54	100.0%	918	100.0%

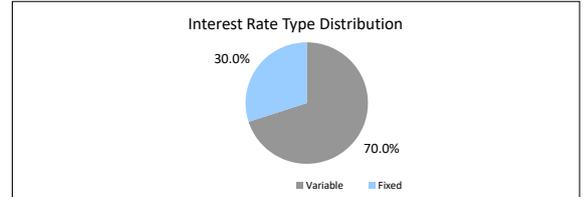
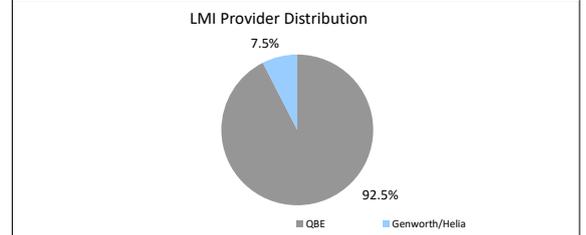
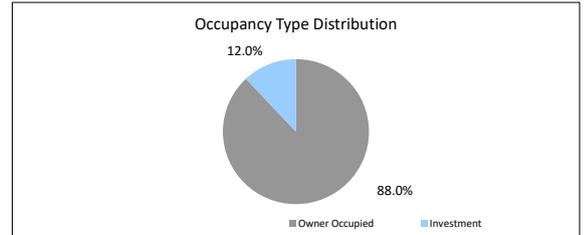
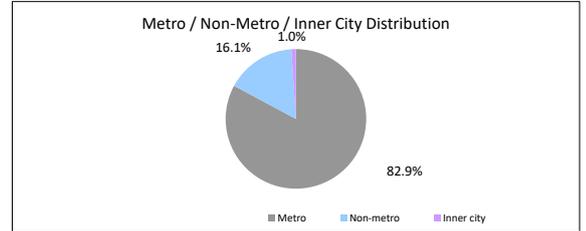
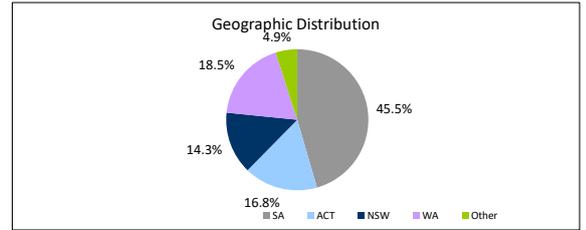
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	4.08%	236

TABLE 16

Foreclosure, Claims and Losses	Balance	Loan Count
Properties foreclosed (Current)	\$360,346.16	1
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 **29-Feb-24**

SUMMARY		29-Feb-24
Pool Balance		\$7,580,227.37
Number of Loans		59
Avg Loan Balance		\$128,478.43
Maximum Loan Balance		\$511,694.82
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		5.57%
Weighted Avg Seasoning (mths)		89.4
Maximum Remaining Term (mths)		300.00
Weighted Avg Remaining Term (mths)		253.15
Maximum Current LVR		70.78%
Weighted Avg Current LVR		46.16%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$906,462.17	12.0%	22	37.3%
20% > & <= 30%		\$825,912.61	10.9%	8	13.6%
30% > & <= 40%		\$370,865.94	4.9%	4	6.8%
40% > & <= 50%		\$2,502,359.98	33.0%	11	18.6%
50% > & <= 60%		\$779,131.02	10.3%	4	6.8%
60% > & <= 65%		\$832,816.50	11.0%	4	6.8%
65% > & <= 70%		\$1,203,643.86	15.9%	5	8.5%
70% > & <= 75%		\$159,035.29	2.1%	1	1.7%
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%
		\$7,580,227.37	100.0%	59	100.0%

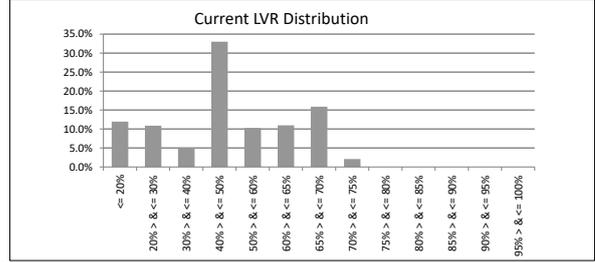


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000		\$430,528.54	5.7%	17	28.8%
\$50000 > & <= \$100000		\$868,310.92	11.5%	13	22.0%
\$100000 > & <= \$150000		\$976,186.26	12.9%	8	13.6%
\$150000 > & <= \$200000		\$634,746.46	8.4%	4	6.8%
\$200000 > & <= \$250000		\$1,315,895.52	17.4%	6	10.2%
\$250000 > & <= \$300000		\$2,147,064.80	28.3%	8	13.6%
\$300000 > & <= \$350000		\$341,783.06	4.5%	1	1.7%
\$350000 > & <= \$400000		\$354,016.99	4.7%	1	1.7%
\$400000 > & <= \$450000		\$0.00	0.0%	0	0.0%
\$450000 > & <= \$500000		\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000		\$511,694.82	6.8%	1	1.7%
> \$750,000		\$0.00	0.0%	0	0.0%
		\$7,580,227.37	100.0%	59	100.0%

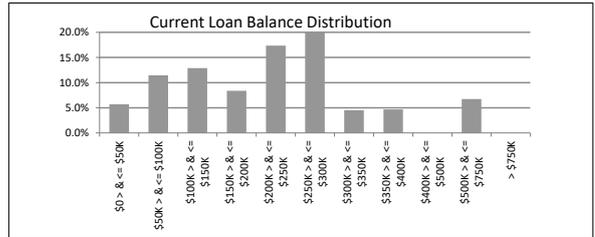


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths		\$0.00	0.0%	0	0.0%
> & <= 12 mth		\$0.00	0.0%	0	0.0%
12 > & <= 18 mths		\$0.00	0.0%	0	0.0%
18 > & <= 24 mths		\$0.00	0.0%	0	0.0%
2 > & <= 3 years		\$0.00	0.0%	0	0.0%
3 > & <= 4 years		\$0.00	0.0%	0	0.0%
4 > & <= 5 years		\$0.00	0.0%	0	0.0%
5 > & <= 6 years		\$5,018,818.14	66.2%	26	44.1%
6 > & <= 7 years		\$300,653.60	4.0%	3	5.1%
7 > & <= 8 years		\$420,105.75	5.5%	4	6.8%
8 > & <= 9 years		\$452,314.51	6.0%	3	5.1%
9 > & <= 10 years		\$257,290.56	3.4%	5	8.5%
> 10 years		\$1,131,044.81	14.9%	18	30.5%
		\$7,580,227.37	100.0%	59	100.0%

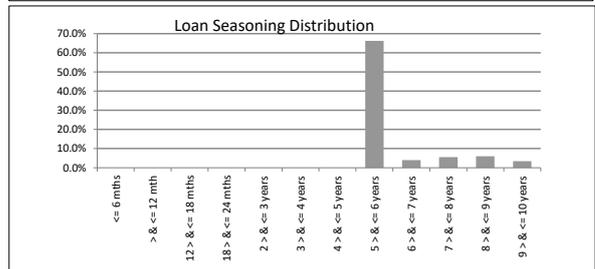


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$2,224,483.35	29.3%	16	27.1%
New South Wales		\$682,221.05	9.0%	3	5.1%
Northern Territory		\$0.00	0.0%	0	0.0%
Queensland		\$0.00	0.0%	0	0.0%
South Australia		\$3,771,183.64	49.8%	34	57.6%
Tasmania		\$0.00	0.0%	0	0.0%
Victoria		\$0.00	0.0%	0	0.0%
Western Australia		\$902,339.33	11.9%	6	10.2%
		\$7,580,227.37	100.0%	59	100.0%

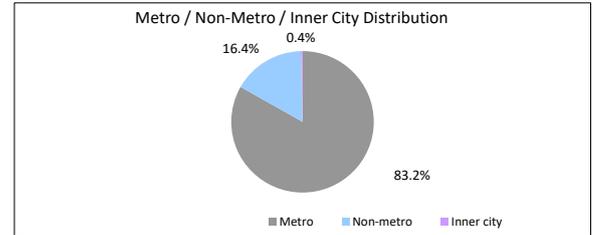


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$6,308,364.51	83.2%	47	79.7%
Non-metro		\$1,242,359.17	16.4%	11	18.6%
Inner city		\$29,503.69	0.4%	1	1.7%
		\$7,580,227.37	100.0%	59	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$6,962,297.69	91.8%	52	88.1%
Residential Unit		\$588,425.99	7.8%	6	10.2%
Rural		\$0.00	0.0%	0	0.0%
Semi-Rural		\$0.00	0.0%	0	0.0%
High Density		\$29,503.69	0.4%	1	1.7%
		\$7,580,227.37	100.0%	59	100.0%

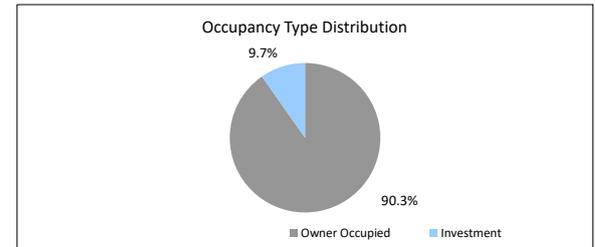


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$6,843,705.63	90.3%	54	91.5%
Investment		\$736,521.74	9.7%	5	8.5%
		\$7,580,227.37	100.0%	59	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$222,263.13	2.9%	1	1.7%
Pay-as-you-earn employee (casual)		\$289,236.89	3.8%	2	3.4%
Pay-as-you-earn employee (full time)		\$5,794,955.21	76.4%	45	76.3%
Pay-as-you-earn employee (part time)		\$670,604.85	8.8%	5	8.5%
Self employed		\$475,696.33	6.3%	3	5.1%
No data		\$0.00	0.0%	0	0.0%
Other		\$127,470.96	1.7%	3	5.1%
		\$7,580,227.37	100.0%	59	100.0%

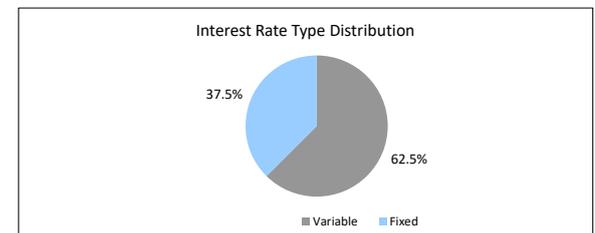


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$7,580,227.37	100.0%	59	100.0%
0 > and <= 30 days		\$0.00	0.0%	0	0.0%
30 > and <= 60 days		\$0.00	0.0%	0	0.0%
60 > and <= 90 days		\$0.00	0.0%	0	0.0%
90 > days		\$0.00	0.0%	0	0.0%
		\$7,580,227.37	100.0%	59	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$4,733,965.48	62.5%	44	74.6%
Fixed		\$2,846,261.89	37.5%	15	25.4%
		\$7,580,227.37	100.0%	59	100.0%