

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Oct-25
Collections Period ending	30-Sep-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	257,943,640.72	257,943,640.72	56.07%	17/10/2025	4.71%	8.00%	13.43%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/10/2025	5.44%	2.75%	4.61%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/10/2025	6.44%	1.15%	1.93%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/10/2025	6.94%	0.25%	0.42%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/10/2025	10.24%	N/A	N/A	AU3FN0080651

	AT ISSUE	30-Sep-25
Pool Balance	\$495,999,885.13	\$295,579,008.65
Number of Loans	1,935	1,345
Avg Loan Balance	\$256,330.69	\$219,761.34
Maximum Loan Balance	\$986,752.58	\$926,694.07
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	5.81%
Weighted Avg Seasoning (mths)	55.1	82.2
Maximum Remaining Term (mths)	357.00	330.00
Weighted Avg Remaining Term (mths)	292.83	267.48
Maximum Current LVR	89.90%	88.37%
Weighted Avg Current LVR	56.66%	51.70%

	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	5	\$972,131.32	0.33%
60 > and <= 90 days	1	\$369,181.42	0.12%
90 > days	2	\$136,989.29	0.05%

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$21,012,214.85	7.1%	367	27.3%
20% > & <= 30%	\$26,116,094.20	8.8%	152	11.3%
30% > & <= 40%	\$31,135,475.13	10.5%	154	11.4%
40% > & <= 50%	\$50,645,798.04	17.1%	174	12.9%
50% > & <= 60%	\$57,432,315.96	19.4%	190	14.1%
60% > & <= 65%	\$26,699,736.18	9.0%	79	5.9%
65% > & <= 70%	\$26,064,837.17	8.8%	77	5.7%
70% > & <= 75%	\$22,276,108.83	7.5%	62	4.6%
75% > & <= 80%	\$16,387,501.27	5.5%	45	3.3%
80% > & <= 85%	\$12,404,469.38	4.2%	32	2.4%
85% > & <= 90%	\$5,404,457.64	1.8%	13	1.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$295,579,008.65	100.0%	1,345	100.0%

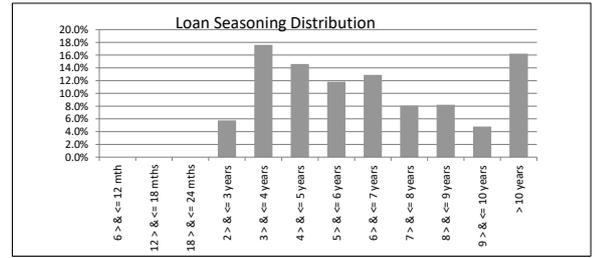
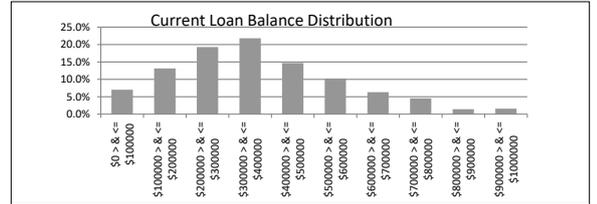
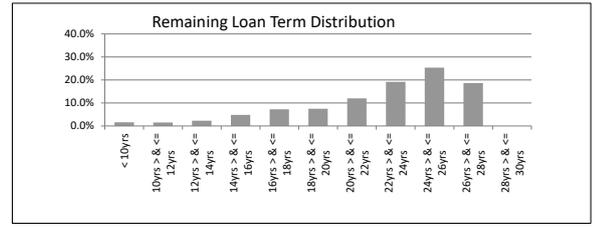
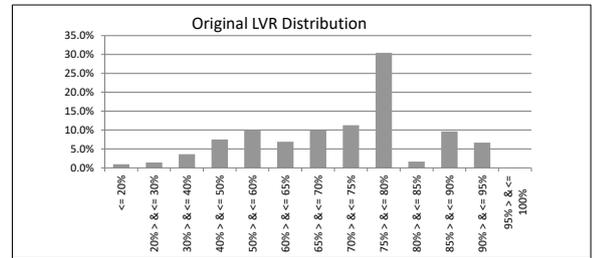
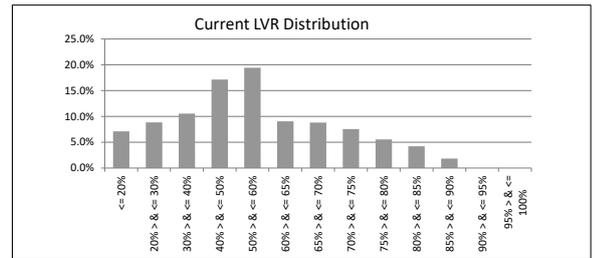
Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$2,836,465.36	1.0%	52	3.9%
25% > & <= 30%	\$4,200,992.87	1.4%	56	4.2%
30% > & <= 40%	\$10,623,617.20	3.6%	78	5.8%
40% > & <= 50%	\$22,238,152.10	7.5%	115	8.6%
50% > & <= 60%	\$29,299,798.71	9.9%	137	10.2%
60% > & <= 65%	\$20,403,277.56	6.9%	96	7.1%
65% > & <= 70%	\$29,254,387.18	9.9%	137	10.2%
70% > & <= 75%	\$33,346,235.01	11.3%	140	10.4%
75% > & <= 80%	\$90,000,402.31	30.4%	344	25.6%
80% > & <= 85%	\$4,888,964.43	1.7%	17	1.3%
85% > & <= 90%	\$28,501,761.80	9.6%	100	7.4%
90% > & <= 95%	\$19,787,464.05	6.7%	72	5.4%
95% > & <= 100%	\$197,490.07	0.1%	1	0.1%
	\$295,579,008.65	100.0%	1,345	100.0%

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$4,818,707.78	1.6%	120	8.9%
10 year > & <= 12 years	\$4,547,506.96	1.5%	63	4.7%
12 year > & <= 14 years	\$6,756,248.88	2.3%	80	5.9%
14 year > & <= 16 years	\$14,117,165.06	4.8%	107	8.0%
16 year > & <= 18 years	\$21,457,757.51	7.3%	130	9.7%
18 year > & <= 20 years	\$21,999,706.43	7.4%	112	8.3%
20 year > & <= 22 years	\$35,327,098.23	12.0%	169	12.6%
22 year > & <= 24 years	\$56,529,261.21	19.1%	189	14.1%
24 year > & <= 26 years	\$74,950,922.46	25.4%	228	17.0%
26 year > & <= 28 years	\$55,074,634.13	18.6%	147	10.9%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$295,579,008.65	100.0%	1,345	100.0%

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$20,704,052.78	7.0%	465	34.6%
\$100000 > & <= \$200000	\$38,797,294.16	13.1%	258	19.2%
\$200000 > & <= \$300000	\$56,923,124.25	19.3%	227	16.9%
\$300000 > & <= \$400000	\$64,441,673.06	21.8%	185	13.8%
\$400000 > & <= \$500000	\$43,435,042.51	14.7%	98	7.3%
\$500000 > & <= \$600000	\$30,296,173.36	10.2%	55	4.1%
\$600000 > & <= \$700000	\$18,707,645.88	6.3%	29	2.2%
\$700000 > & <= \$800000	\$13,492,439.40	4.6%	18	1.3%
\$800000 > & <= \$900000	\$4,179,748.23	1.4%	5	0.4%
\$900000 > & <= \$1000000	\$4,601,815.02	1.6%	5	0.4%
	\$295,579,008.65	100.0%	1,345	100.0%

Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 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	\$17,031,146.48	5.8%	45	3.3%
3 > & <= 4 years	\$52,042,787.40	17.6%	170	12.6%
4 > & <= 5 years	\$43,133,886.44	14.6%	152	11.3%
5 > & <= 6 years	\$34,977,444.41	11.8%	130	9.7%
6 > & <= 7 years	\$38,128,804.03	12.9%	137	10.2%
7 > & <= 8 years	\$23,832,245.08	8.1%	94	7.0%
8 > & <= 9 years	\$24,299,693.10	8.2%	122	9.1%
9 > & <= 10 years	\$14,155,123.30	4.8%	83	6.2%
> 10 years	\$47,977,878.41	16.2%	412	30.6%
	\$295,579,008.65	100.0%	1,345	100.0%

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	\$6,516,924.29	2.2%	23	1.7%
2914	\$6,242,952.29	2.1%	16	1.2%
2620	\$4,903,519.75	1.7%	17	1.3%
2913	\$4,709,981.63	1.6%	15	1.1%
5608	\$3,746,580.64	1.3%	33	2.5%
2902	\$3,591,166.24	1.2%	35	2.6%
5700	\$3,125,044.68	1.1%	22	1.6%
2905	\$2,933,322.33	1.0%	11	0.8%
2607	\$2,881,328.55	1.0%	6	0.4%
2615	\$2,840,775.11	1.0%	12	0.9%



The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Oct-25
Collections Period ending	30-Sep-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$49,562,265.54	16.8%	166	12.3%
New South Wales	\$56,661,811.27	19.2%	224	16.7%
Northern Territory	\$722,141.40	0.2%	3	0.2%
Queensland	\$7,148,932.93	2.4%	29	2.2%
South Australia	\$91,428,945.25	30.9%	581	43.2%
Tasmania	\$2,060,639.84	0.7%	6	0.4%
Victoria	\$49,491,079.53	16.7%	163	12.1%
Western Australia	\$38,503,192.89	13.0%	173	12.9%
Undefined	\$0.00	0.0%	0	0.0%
	\$295,579,008.65	100.0%	1,345	100.0%

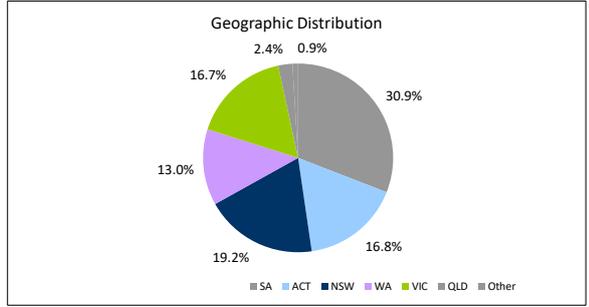


TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$235,559,268.16	79.7%	980	72.9%
Non-metro	\$59,368,978.98	20.1%	362	26.9%
Inner city	\$650,761.51	0.2%	3	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$295,579,008.65	100.0%	1,345	100.0%

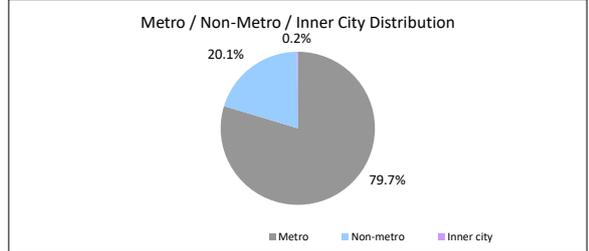


TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$269,844,344.17	91.3%	1213	90.2%
Residential Unit	\$24,399,712.67	8.3%	127	9.4%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,334,951.81	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$295,579,008.65	100.0%	1,345	100.0%

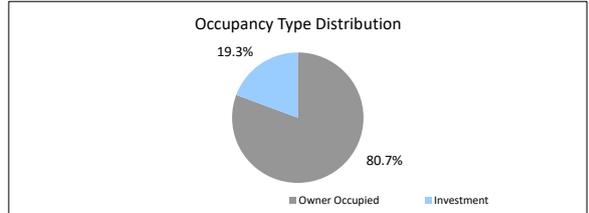


TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$238,453,942.86	80.7%	1119	83.2%
Investment	\$57,125,065.79	19.3%	226	16.8%
	\$295,579,008.65	100.0%	1,345	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$5,781,006.33	2.0%	20	1.5%
Pay-as-you-earn employee (casual)	\$10,047,129.64	3.4%	52	3.9%
Pay-as-you-earn employee (full time)	\$226,369,644.61	76.6%	966	71.8%
Pay-as-you-earn employee (part time)	\$19,743,959.67	6.7%	98	7.3%
Self employed	\$17,643,010.07	6.0%	87	6.5%
No data	\$15,994,258.33	5.4%	122	9.1%
	\$295,579,008.65	100.0%	1,345	100.0%

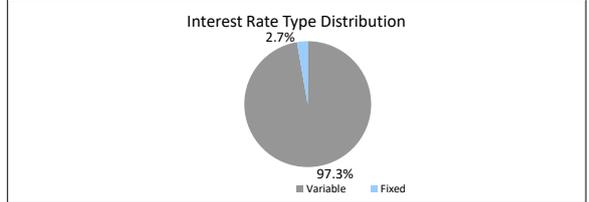


TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$281,438,040.25	95.2%	1278	95.0%
Genworth	\$14,140,968.40	4.8%	67	5.0%
	\$295,579,008.65	100.0%	1,345	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$291,390,776.93	98.6%	1328	98.7%
0 > and <= 30 days	\$2,709,929.69	0.9%	9	0.7%
30 > and <= 60 days	\$972,131.32	0.3%	5	0.4%
60 > and <= 90 days	\$369,181.42	0.1%	1	0.1%
90 > days	\$136,989.29	0.0%	2	0.1%
	\$295,579,008.65	100.0%	1,345	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$287,545,881.09	97.3%	1310	97.4%
Fixed	\$8,033,127.56	2.7%	35	2.6%
	\$295,579,008.65	100.0%	1,345	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.98%	35
Variable Interest Rate	5.81%	1310

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	\$3,796,054.30	47.3%	14	5.87%
6 > & <= 12 mth	\$1,527,274.71	19.0%	7	5.95%
12 > & <= 18 mths	\$578,318.25	7.2%	3	6.40%
18 > & <= 24 mths	\$747,379.82	9.3%	5	5.73%
2 > & <= 3 years	\$859,245.11	10.7%	4	6.11%
3 > & <= 4 years	\$524,855.37	6.5%	2	6.49%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	\$8,033,127.56	100.0%	35	

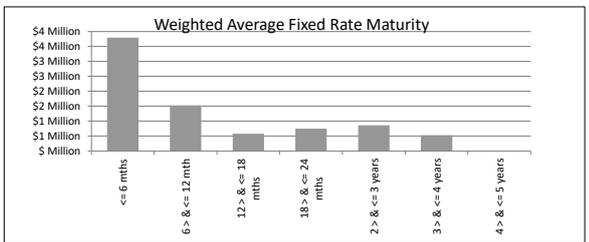


TABLE 18

CPR	23.88%
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The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **30-Sep-25**

SUMMARY		30-Sep-25
Pool Balance		\$14,045,531.92
Number of Loans		63
Avg Loan Balance		\$222,944.95
Maximum Loan Balance		\$757,017.08
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		5.65%
Weighted Avg Seasoning (mths)		85.7
Maximum Remaining Term (mths)		326.00
Weighted Avg Remaining Term (mths)		264.45
Maximum Current LVR		86.60%
Weighted Avg Current LVR		52.46%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
	<= 20%	\$1,076,814.80	7.7%	13	20.6%
	20% > & <= 30%	\$570,297.01	4.1%	5	7.9%
	30% > & <= 40%	\$1,551,921.45	11.0%	8	12.7%
	40% > & <= 50%	\$3,374,955.29	24.0%	13	20.6%
	50% > & <= 60%	\$1,568,035.81	11.2%	6	9.5%
	60% > & <= 65%	\$2,180,017.35	15.5%	8	12.7%
	65% > & <= 70%	\$333,114.80	2.4%	1	1.6%
	70% > & <= 75%	\$1,089,420.83	7.8%	4	6.3%
	75% > & <= 80%	\$1,723,650.29	12.3%	3	4.8%
	80% > & <= 85%	\$0.00	0.0%	0	0.0%
	85% > & <= 90%	\$577,304.29	4.1%	2	3.2%
	90% > & <= 95%	\$0.00	0.0%	0	0.0%
	95% > & <= 100%	\$0.00	0.0%	0	0.0%
		\$14,045,531.92	100.0%	63	100.0%

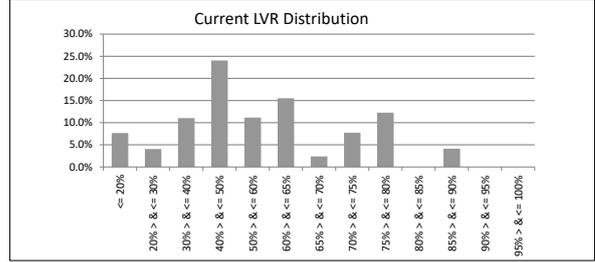


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
	\$0 > & <= \$100000	\$923,907.42	6.6%	16	25.4%
	\$100000 > & <= \$200000	\$2,480,818.45	17.7%	18	28.6%
	\$200000 > & <= \$300000	\$3,021,477.60	21.5%	12	19.0%
	\$300000 > & <= \$400000	\$2,842,013.85	20.2%	8	12.7%
	\$400000 > & <= \$500000	\$1,797,862.43	12.8%	4	6.3%
	\$500000 > & <= \$600000	\$2,222,435.09	15.8%	4	6.3%
	\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
	\$700000 > & <= \$800000	\$757,017.08	5.4%	1	1.6%
	\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
	\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
		\$14,045,531.92	100.0%	63	100.0%

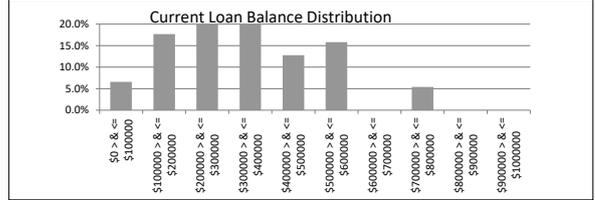


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
	<= 6 mths	\$0.00	0.0%	0	0.0%
	> & <= 12 mth	\$0.00	0.0%	0	0.0%
	12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
	18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
	2 > & <= 3 years	\$757,860.45	5.4%	2	3.2%
	3 > & <= 4 years	\$3,679,198.92	26.2%	11	17.5%
	4 > & <= 5 years	\$837,361.08	6.0%	5	7.9%
	5 > & <= 6 years	\$2,179,662.13	15.5%	11	17.5%
	6 > & <= 7 years	\$1,415,022.67	10.1%	6	9.5%
	7 > & <= 8 years	\$978,204.00	7.0%	4	6.3%
	8 > & <= 9 years	\$762,394.70	5.4%	2	3.2%
	9 > & <= 10 years	\$403,910.20	2.9%	4	6.3%
	> 10 years	\$3,031,897.77	21.6%	18	28.6%
		\$14,045,531.92	100.0%	63	100.0%

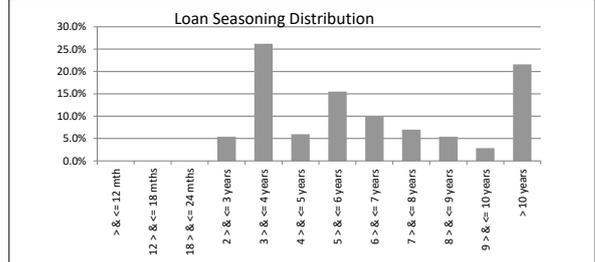


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Australian Capital Territory	\$1,988,765.71	14.2%	7	11.1%
	New South Wales	\$1,950,066.75	13.9%	7	11.1%
	Northern Territory	\$203,126.82	1.4%	1	1.6%
	Queensland	\$159,675.85	1.1%	1	1.6%
	South Australia	\$5,574,282.57	39.7%	29	46.0%
	Tasmania	\$196,808.41	1.4%	1	1.6%
	Victoria	\$2,188,186.37	15.6%	9	14.3%
	Western Australia	\$1,784,619.44	12.7%	8	12.7%
		\$14,045,531.92	100.0%	63	100.0%

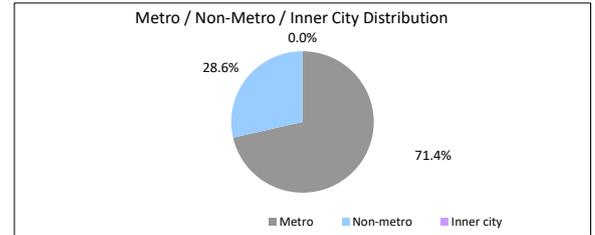


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
	Metro	\$10,033,194.51	71.4%	39	61.9%
	Non-metro	\$4,012,337.41	28.6%	24	38.1%
	Inner city	\$0.00	0.0%	0	0.0%
		\$14,045,531.92	100.0%	63	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
	Residential House	\$12,780,961.80	91.0%	57	90.5%
	Residential Unit	\$1,264,570.12	9.0%	6	9.5%
	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%
		\$14,045,531.92	100.0%	63	100.0%

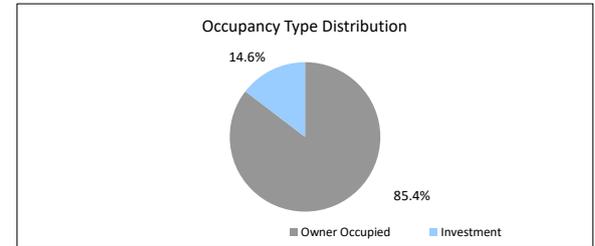


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
	Owner Occupied	\$11,999,202.89	85.4%	51	81.0%
	Investment	\$2,046,329.03	14.6%	12	19.0%
		\$14,045,531.92	100.0%	63	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Contractor	\$159,675.85	1.1%	1	1.6%
	Pay-as-you-earn employee (casual)	\$103,958.74	0.7%	1	1.6%
	Pay-as-you-earn employee (full time)	\$11,887,801.55	84.6%	49	77.8%
	Pay-as-you-earn employee (part time)	\$1,518,620.73	10.8%	10	15.9%
	Self employed	\$336,589.12	2.4%	1	1.6%
	No data	\$0.00	0.0%	0	0.0%
	Other	\$38,885.93	0.3%	1	1.6%
		\$14,045,531.92	100.0%	63	100.0%

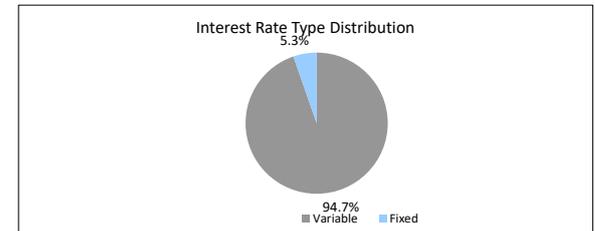


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
	<=0 days	\$13,341,261.25	95.0%	61	96.8%
	0 > and <= 30 days	\$261,035.76	1.9%	1	1.6%
	30 > and <= 60 days	\$0.00	0.0%	0	0.0%
	60 > and <= 90 days	\$0.00	0.0%	0	0.0%
	90 > days	\$443,234.91	3.2%	1	1.6%
		\$14,045,531.92	100.0%	63	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
	Variable	\$13,299,262.03	94.7%	61	96.8%
	Fixed	\$746,269.89	5.3%	2	3.2%
		\$14,045,531.92	100.0%	63	100.0%