

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Apr-25
Collections Period ending	31-Mar-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	299,506,884.48	299,506,884.48	65.11%	17/04/2025	5.26%	8.00%	11.78%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/04/2025	5.99%	2.75%	4.05%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/04/2025	6.99%	1.15%	1.69%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/04/2025	7.49%	0.25%	0.37%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/04/2025	10.79%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	31-Mar-25
Pool Balance	\$495,999,885.13	\$336,812,385.40
Number of Loans	1,935	1,465
Avg Loan Balance	\$256,330.69	\$229,906.07
Maximum Loan Balance	\$986,752.58	\$935,154.24
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.33%
Weighted Avg Seasoning (mths)	55.1	76.2
Maximum Remaining Term (mths)	357.00	336.00
Weighted Avg Remaining Term (mths)	292.83	273.14
Maximum Current LVR	89.90%	89.22%
Weighted Avg Current LVR	56.66%	53.06%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$447,960.66	0.13%
60 > and <= 90 days	1	\$78,444.97	0.02%
90 > days	3	\$494,494.73	0.15%

TABLE 1				
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$21,012,506.93	6.2%	360	24.6%
20% > & <= 30%	\$25,864,624.71	7.7%	154	10.5%
30% > & <= 40%	\$37,841,000.68	11.2%	180	12.3%
40% > & <= 50%	\$54,144,724.13	16.1%	191	13.0%
50% > & <= 60%	\$61,719,127.94	18.3%	195	13.3%
60% > & <= 65%	\$35,668,005.57	10.6%	110	7.5%
65% > & <= 70%	\$29,447,787.93	8.7%	84	5.7%
70% > & <= 75%	\$28,282,460.90	8.4%	78	5.3%
75% > & <= 80%	\$18,784,254.80	5.6%	50	3.4%
80% > & <= 85%	\$16,485,020.23	4.9%	45	3.1%
85% > & <= 90%	\$7,562,871.58	2.2%	18	1.2%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$336,812,385.40	100.0%	1,465	100.0%

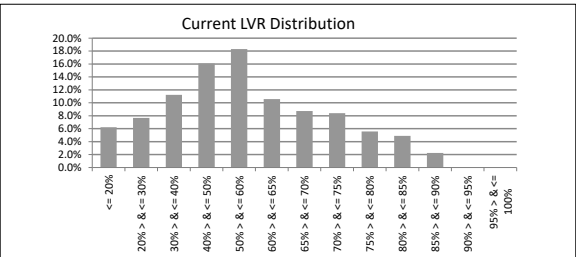


TABLE 2				
Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$3,147,049.09	0.9%	54	3.7%
25% > & <= 30%	\$4,761,278.14	1.4%	61	4.2%
30% > & <= 40%	\$12,564,404.82	3.7%	87	5.9%
40% > & <= 50%	\$24,021,349.51	7.1%	119	8.1%
50% > & <= 60%	\$32,657,742.67	9.7%	153	10.4%
60% > & <= 65%	\$23,182,619.69	6.9%	102	7.0%
65% > & <= 70%	\$33,373,360.73	9.9%	147	10.0%
70% > & <= 75%	\$37,533,899.19	11.1%	152	10.4%
75% > & <= 80%	\$105,119,119.10	31.2%	377	25.7%
80% > & <= 85%	\$5,630,016.17	1.7%	19	1.3%
85% > & <= 90%	\$30,966,296.86	9.2%	109	7.4%
90% > & <= 95%	\$23,654,348.40	7.0%	84	5.7%
95% > & <= 100%	\$200,901.03	0.1%	1	0.1%
	\$336,812,385.40	100.0%	1,465	100.0%

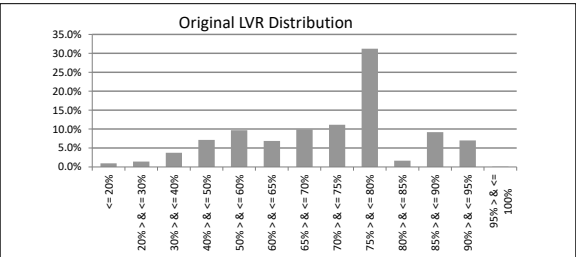


TABLE 3				
Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$4,829,632.27	1.4%	114	7.8%
10 year > & <= 12 years	\$4,406,103.64	1.3%	65	4.4%
12 year > & <= 14 years	\$5,918,876.34	1.8%	73	5.0%
14 year > & <= 16 years	\$13,924,171.21	4.1%	118	8.1%
16 year > & <= 18 years	\$25,222,038.57	7.5%	142	9.7%
18 year > & <= 20 years	\$22,455,358.67	6.7%	111	7.6%
20 year > & <= 22 years	\$36,045,011.89	10.7%	174	11.9%
22 year > & <= 24 years	\$52,616,515.59	15.6%	185	12.6%
24 year > & <= 26 years	\$83,454,202.50	24.8%	245	16.7%
26 year > & <= 28 years	\$87,940,474.72	26.1%	238	16.2%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$336,812,385.40	100.0%	1,465	100.0%

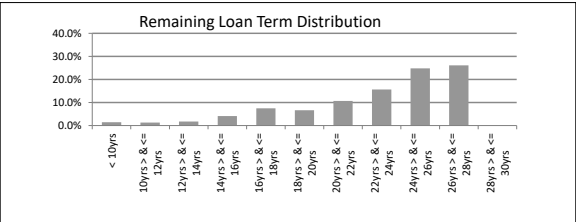


TABLE 4				
Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$21,702,831.28	6.4%	470	32.1%
\$100000 > & <= \$200000	\$41,802,821.09	12.4%	280	19.1%
\$200000 > & <= \$300000	\$63,976,865.97	19.0%	256	17.5%
\$300000 > & <= \$400000	\$70,369,848.18	20.9%	202	13.8%
\$400000 > & <= \$500000	\$55,190,805.76	16.4%	125	8.5%
\$500000 > & <= \$600000	\$37,355,066.67	11.1%	68	4.6%
\$600000 > & <= \$700000	\$18,799,611.51	5.6%	29	2.0%
\$700000 > & <= \$800000	\$16,388,065.42	4.9%	22	1.5%
\$800000 > & <= \$900000	\$6,580,350.92	2.0%	8	0.5%
\$900000 > & <= \$1000000	\$4,646,118.60	1.4%	5	0.3%
	\$336,812,385.40	100.0%	1,465	100.0%

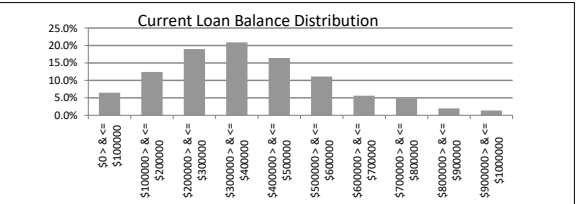


TABLE 5				
Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$46,247,831.41	13.7%	135	9.2%
3 > & <= 4 years	\$54,030,583.61	16.0%	186	12.7%
4 > & <= 5 years	\$49,580,958.02	14.7%	161	11.0%
5 > & <= 6 years	\$47,231,903.47	14.0%	154	10.5%
6 > & <= 7 years	\$28,329,413.72	8.4%	120	8.2%
7 > & <= 8 years	\$28,055,383.96	8.3%	113	7.7%
8 > & <= 9 years	\$20,120,639.33	6.0%	113	7.7%
9 > & <= 10 years	\$15,783,391.96	4.7%	86	5.9%
> 10 years	\$47,432,279.92	14.1%	397	27.1%
	\$336,812,385.40	100.0%	1,465	100.0%

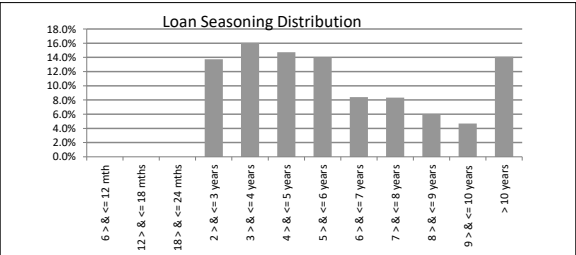


TABLE 6				
Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	\$9,087,235.66	2.7%	28	1.9%
2914	\$6,695,033.81	2.0%	16	1.1%
2913	\$5,747,422.74	1.7%	17	1.2%
2620	\$5,489,856.21	1.6%	18	1.2%
5608	\$4,425,278.84	1.3%	37	2.5%
2902	\$3,725,926.36	1.1%	16	1.1%
2607	\$3,360,528.67	1.0%	7	0.5%
5700	\$3,215,732.90	1.0%	22	1.5%
5600	\$3,164,595.33	0.9%	18	1.2%
2905	\$3,064,606.58	0.9%	11	0.8%

# The Barton Series 2023-1 Trust

## Investor Reporting

Payment Date	17-Apr-25
Collections Period ending	31-Mar-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$57,552,692.65	17.1%	184	12.6%
New South Wales	\$64,685,846.93	19.2%	242	16.5%
Northern Territory	\$743,721.84	0.2%	3	0.2%
Queensland	\$7,849,013.76	2.3%	31	2.1%
South Australia	\$103,297,208.92	30.7%	628	42.9%
Tasmania	\$2,072,565.48	0.6%	6	0.4%
Victoria	\$54,631,676.18	16.2%	175	11.9%
Western Australia	\$45,979,659.64	13.7%	196	13.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$268,014,934.05	79.6%	1069	73.0%
Non-metro	\$67,845,402.72	20.1%	392	26.8%
Inner city	\$952,048.63	0.3%	4	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$307,193,044.00	91.2%	1322	90.2%
Residential Unit	\$27,681,770.03	8.2%	137	9.4%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,937,571.37	0.6%	6	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$271,828,492.98	80.7%	1216	83.0%
Investment	\$64,983,892.42	19.3%	249	17.0%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$6,893,672.72	2.0%	23	1.6%
Pay-as-you-earn employee (casual)	\$12,744,822.78	3.8%	62	4.2%
Pay-as-you-earn employee (full time)	\$258,705,429.87	76.8%	1058	72.2%
Pay-as-you-earn employee (part time)	\$21,037,650.20	6.2%	103	7.0%
Self employed	\$19,353,129.39	5.7%	93	6.3%
No data	\$18,077,680.44	5.4%	126	8.6%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$320,380,667.14	95.1%	1390	94.9%
Genworth	\$16,431,718.26	4.9%	75	5.1%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$331,183,746.17	98.3%	1441	98.4%
0 > and <= 30 days	\$4,607,738.87	1.4%	18	1.2%
30 > and <= 60 days	\$447,960.66	0.1%	2	0.1%
60 > and <= 90 days	\$78,444.97	0.0%	1	0.1%
90 > days	\$494,494.73	0.1%	3	0.2%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$321,973,523.23	95.6%	1405	95.9%
Fixed	\$14,838,862.17	4.4%	60	4.1%
	\$336,812,385.40	100.0%	1,465	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.98%	60
Variable Interest Rate	6.35%	1405

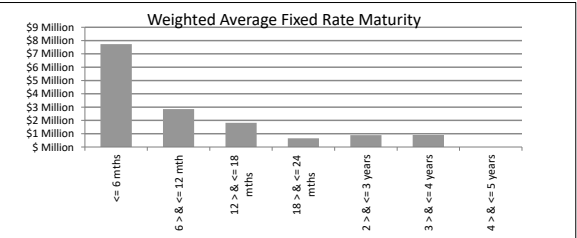
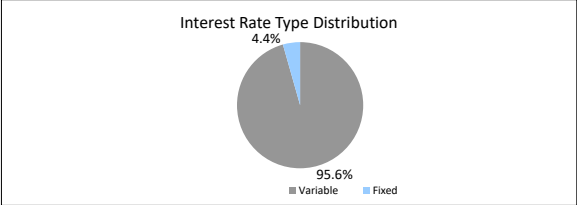
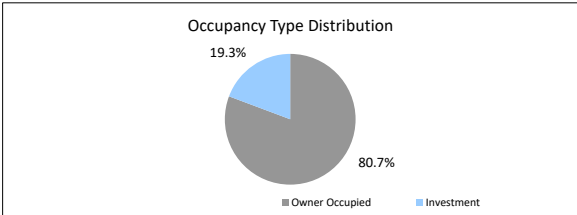
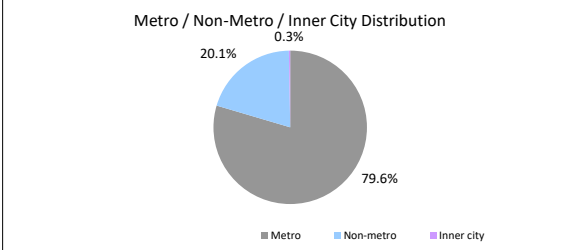
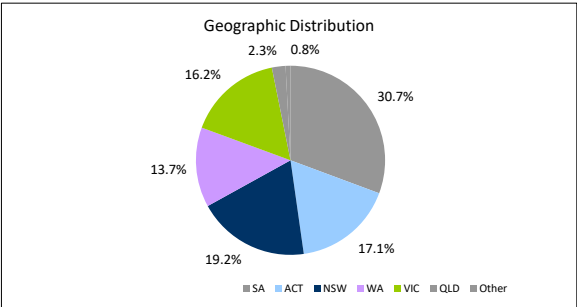
TABLE 16

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	\$7,726,991.92	52.1%	32	5.92%
6 > & <= 12 mth	\$2,849,984.87	19.2%	9	5.71%
12 > & <= 18 mths	\$1,812,124.26	12.2%	7	6.24%
18 > & <= 24 mths	\$649,836.21	4.4%	4	6.34%
2 > & <= 3 years	\$896,330.95	6.0%	4	6.14%
3 > & <= 4 years	\$903,593.96	6.1%	4	6.39%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	\$14,838,862.17	100.0%	60	



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending 31-Mar-25

SUMMARY		31-Mar-25
Pool Balance		\$15,814,120.17
Number of Loans		71
Avg Loan Balance		\$222,734.09
Maximum Loan Balance		\$762,604.02
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		6.13%
Weighted Avg Seasoning (mths)		79.3
Maximum Remaining Term (mths)		332.00
Weighted Avg Remaining Term (mths)		271.68
Maximum Current LVR		87.60%
Weighted Avg Current LVR		53.15%

TABLE 1				
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$1,268,446.48	8.0%	15	21.1%
20% > & <= 30%	\$551,626.12	3.5%	5	7.0%
30% > & <= 40%	\$1,286,913.00	8.1%	6	8.5%
40% > & <= 50%	\$3,234,952.96	20.5%	13	18.3%
50% > & <= 60%	\$3,040,332.56	19.2%	12	16.9%
60% > & <= 65%	\$2,081,550.82	13.2%	8	11.3%
65% > & <= 70%	\$730,476.31	4.6%	2	2.8%
70% > & <= 75%	\$1,032,573.97	6.5%	4	5.6%
75% > & <= 80%	\$1,494,555.41	9.5%	3	4.2%
80% > & <= 85%	\$508,189.65	3.2%	1	1.4%
85% > & <= 90%	\$584,502.89	3.7%	2	2.8%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 2				
Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$1,018,801.67	6.4%	17	23.9%
\$100000 > & <= \$200000	\$3,283,118.53	20.8%	22	31.0%
\$200000 > & <= \$300000	\$3,198,092.51	20.2%	13	18.3%
\$300000 > & <= \$400000	\$3,501,799.89	22.1%	10	14.1%
\$400000 > & <= \$500000	\$1,793,750.64	11.3%	4	5.6%
\$500000 > & <= \$600000	\$1,655,687.74	10.5%	3	4.2%
\$600000 > & <= \$700000	\$600,265.17	3.8%	1	1.4%
\$700000 > & <= \$800000	\$762,604.02	4.8%	1	1.4%
\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
	\$15,814,120.17	100.0%	71	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	\$2,100,690.21	13.3%	6	8.5%
3 > & <= 4 years	\$3,405,411.86	21.5%	12	16.9%
4 > & <= 5 years	\$2,791,904.09	17.7%	14	19.7%
5 > & <= 6 years	\$627,446.40	4.0%	3	4.2%
6 > & <= 7 years	\$1,816,389.58	11.5%	7	9.9%
7 > & <= 8 years	\$262,784.80	1.7%	2	2.8%
8 > & <= 9 years	\$1,479,263.23	9.4%	7	9.9%
9 > & <= 10 years	\$0.00	0.0%	1	1.4%
> 10 years	\$3,330,230.00	21.1%	19	26.8%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 4				
Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$2,283,016.42	14.4%	8	11.3%
New South Wales	\$1,980,328.84	12.5%	7	9.9%
Northern Territory	\$209,772.64	1.3%	1	1.4%
Queensland	\$161,131.39	1.0%	1	1.4%
South Australia	\$6,294,128.95	39.8%	32	45.1%
Tasmania	\$199,619.61	1.3%	1	1.4%
Victoria	\$2,844,496.78	18.0%	12	16.9%
Western Australia	\$1,841,625.54	11.6%	9	12.7%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 5				
Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$11,359,505.47	71.8%	45	63.4%
Non-metro	\$4,454,614.70	28.2%	26	36.6%
Inner city	\$0.00	0.0%	0	0.0%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 6				
Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$14,512,274.84	91.8%	65	91.5%
Residential Unit	\$1,301,845.33	8.2%	0	8.5%
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%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 7				
Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$13,293,627.72	84.1%	56	78.9%
Investment	\$2,520,492.45	15.9%	15	21.1%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 8				
Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$161,131.39	1.0%	1	1.4%
Pay-as-you-earn employee (casual)	\$109,624.71	0.7%	1	1.4%
Pay-as-you-earn employee (full time)	\$13,277,983.07	84.0%	55	77.5%
Pay-as-you-earn employee (part time)	\$1,596,768.02	10.1%	10	14.1%
Self employed	\$341,890.06	2.2%	1	1.4%
No data	\$288,266.03	1.8%	2	2.8%
Other	\$38,456.89	0.2%	1	1.4%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 9				
Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$14,178,796.39	89.7%	67	94.4%
0 > and <= 30 days	\$263,589.31	1.7%	1	1.4%
30 > and <= 60 days	\$762,604.02	4.8%	1	1.4%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$609,130.45	3.9%	2	2.8%
	\$15,814,120.17	100.0%	71	100.0%

TABLE 10				
Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$14,416,162.97	91.2%	66	93.0%
Fixed	\$1,395,957.20	8.8%	5	7.0%
	\$15,814,120.17	100.0%	71	100.0%

