

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Jun-24
Collections Period ending	31-May-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	AAA(sf)/AAAsf	460,000,000.00	364,343,333.17	364,343,333.17	79.21%	17/06/2024	5.46%	8.00%	9.89%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/06/2024	6.19%	2.75%	3.40%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/06/2024	7.19%	1.15%	1.42%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/06/2024	7.69%	0.25%	0.31%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/06/2024	10.99%	N/A	N/A	AU3FN0080651

	AT ISSUE	31-May-24
Pool Balance	\$495,999,885.13	\$401,134,259.10
Number of Loans	1,935	1,669
Avg Loan Balance	\$256,330.69	\$240,344.07
Maximum Loan Balance	\$986,752.58	\$972,010.32
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.62%
Weighted Avg Seasoning (mths)	55.1	66.2
Maximum Remaining Term (mths)	357.00	346.00
Weighted Avg Remaining Term (mths)	292.83	282.48
Maximum Current LVR	89.90%	90.15%
Weighted Avg Current LVR	56.66%	54.54%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	4	\$1,130,848.62	0.28%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	1	\$96,023.92	0.02%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$24,209,908.94	6.0%	376	22.5%
20% > & <= 30%	\$30,041,339.16	7.5%	181	10.8%
30% > & <= 40%	\$43,307,691.81	10.8%	194	11.6%
40% > & <= 50%	\$54,454,536.60	13.6%	197	11.8%
50% > & <= 60%	\$73,087,533.72	18.2%	225	13.5%
60% > & <= 65%	\$40,414,693.33	10.1%	124	7.4%
65% > & <= 70%	\$38,325,277.96	9.6%	114	6.8%
70% > & <= 75%	\$36,691,423.58	9.1%	100	6.0%
75% > & <= 80%	\$27,673,016.09	6.9%	71	4.3%
80% > & <= 85%	\$18,500,104.60	4.6%	54	3.2%
85% > & <= 90%	\$14,100,187.52	3.5%	32	1.9%
90% > & <= 95%	\$328,545.79	0.1%	1	0.1%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$401,134,259.10	100.0%	1,669	100.0%

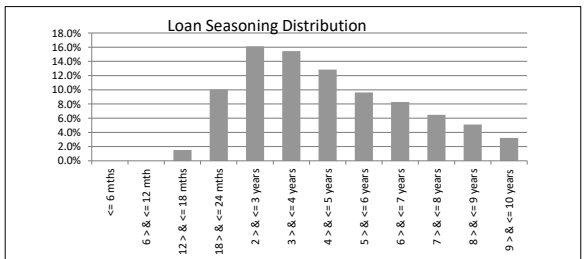
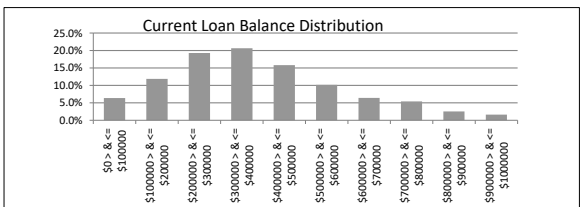
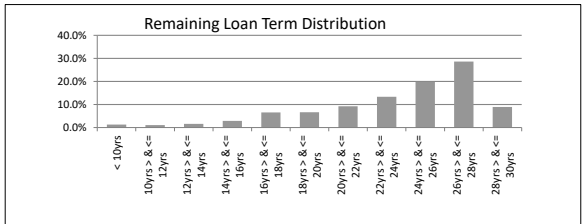
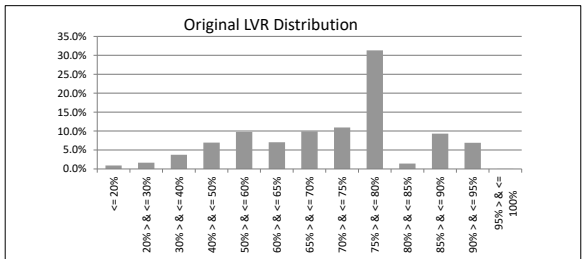
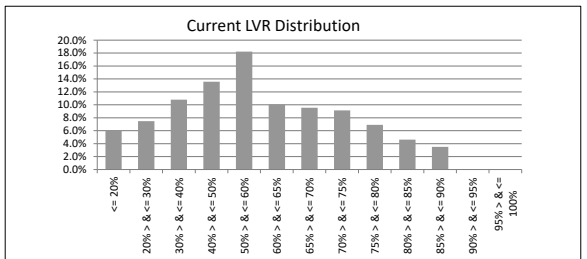
TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$3,709,367.40	0.9%	62	3.7%
25% > & <= 30%	\$6,565,332.24	1.6%	68	4.1%
30% > & <= 40%	\$14,942,070.08	3.7%	96	5.8%
40% > & <= 50%	\$27,988,670.52	7.0%	138	8.3%
50% > & <= 60%	\$39,186,732.44	9.8%	175	10.5%
60% > & <= 65%	\$28,254,535.74	7.0%	120	7.2%
65% > & <= 70%	\$39,758,482.96	9.9%	166	9.9%
70% > & <= 75%	\$43,897,089.95	10.9%	171	10.2%
75% > & <= 80%	\$125,697,283.23	31.3%	432	25.9%
80% > & <= 85%	\$5,764,372.89	1.4%	20	1.2%
85% > & <= 90%	\$37,463,816.04	9.3%	123	7.4%
90% > & <= 95%	\$27,712,494.76	6.9%	97	5.8%
95% > & <= 100%	\$194,010.85	0.0%	1	0.1%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$5,042,861.67	1.3%	107	6.4%
10 year > & <= 12 years	\$4,169,180.71	1.0%	60	3.6%
12 year > & <= 14 years	\$6,330,714.23	1.6%	74	4.4%
14 year > & <= 16 years	\$11,587,256.59	2.9%	110	6.6%
16 year > & <= 18 years	\$26,256,091.76	6.5%	150	9.0%
18 year > & <= 20 years	\$26,571,284.34	6.6%	141	8.4%
20 year > & <= 22 years	\$37,150,773.70	9.3%	168	10.1%
22 year > & <= 24 years	\$53,710,662.33	13.4%	203	12.2%
24 year > & <= 26 years	\$79,585,770.08	19.8%	243	14.6%
26 year > & <= 28 years	\$114,907,652.96	28.6%	325	19.5%
28 year > & <= 31 years	\$35,822,010.73	8.9%	88	5.3%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$25,539,643.32	6.4%	497	29.8%
\$100000 > & <= \$200000	\$47,652,873.05	11.9%	322	19.3%
\$200000 > & <= \$300000	\$77,349,843.70	19.3%	309	18.5%
\$300000 > & <= \$400000	\$82,688,643.59	20.6%	237	14.2%
\$400000 > & <= \$500000	\$63,299,614.71	15.8%	142	8.5%
\$500000 > & <= \$600000	\$40,630,531.19	10.1%	74	4.4%
\$600000 > & <= \$700000	\$28,752,158.84	7.2%	40	2.4%
\$700000 > & <= \$800000	\$21,590,032.08	5.4%	29	1.7%
\$800000 > & <= \$900000	\$10,057,052.22	2.5%	12	0.7%
\$900000 > & <= \$1000000	\$6,573,866.40	1.6%	7	0.4%
	\$401,134,259.10	100.0%	1,669	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	\$6,037,831.68	1.5%	10	0.6%
18 > & <= 24 mths	\$40,203,491.91	10.0%	119	7.1%
2 > & <= 3 years	\$64,646,015.43	16.1%	214	12.8%
3 > & <= 4 years	\$62,021,549.74	15.5%	201	12.0%
4 > & <= 5 years	\$51,555,288.03	12.9%	171	10.2%
5 > & <= 6 years	\$38,648,936.51	9.6%	142	8.5%
6 > & <= 7 years	\$33,250,718.20	8.3%	120	7.2%
7 > & <= 8 years	\$25,988,045.37	6.5%	132	7.9%
8 > & <= 9 years	\$20,521,023.39	5.1%	108	6.5%
9 > & <= 10 years	\$12,970,167.38	3.2%	74	4.4%
> 10 years	\$45,291,191.46	11.3%	378	22.6%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$10,661,911.93	2.7%	31	1.9%
2914	\$7,175,503.48	1.8%	17	1.0%
2913	\$6,830,593.19	1.7%	18	1.1%
2620	\$5,671,115.75	1.4%	19	1.1%
5608	\$5,083,976.63	1.3%	40	2.4%
2615	\$4,393,659.44	1.1%	14	0.8%
2607	\$4,146,097.94	1.0%	8	0.5%
2902	\$3,920,743.84	1.0%	18	1.1%
2905	\$3,785,522.58	0.9%	13	0.8%
5700	\$3,768,085.91	0.9%	27	1.6%



The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Jun-24
Collections Period ending	31-May-24

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$67,323,754.20	16.8%	205	12.3%
New South Wales	\$75,980,858.48	18.9%	275	16.5%
Northern Territory	\$895,667.53	0.2%	4	0.2%
Queensland	\$8,953,430.98	2.2%	34	2.0%
South Australia	\$121,222,351.27	30.2%	704	42.2%
Tasmania	\$1,917,425.27	0.5%	6	0.4%
Victoria	\$65,173,881.16	16.2%	199	11.9%
Western Australia	\$59,666,890.21	14.9%	242	14.5%
Undefined	\$0.00	0.0%	0	0.0%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$318,962,756.55	79.5%	1219	73.0%
Non-metro	\$80,372,183.97	20.0%	445	26.7%
Inner city	\$1,799,318.58	0.4%	5	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$367,142,505.19	91.5%	1512	90.6%
Residential Unit	\$31,825,458.22	7.9%	150	9.0%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$2,166,295.69	0.5%	7	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$321,241,838.63	80.1%	1376	82.4%
Investment	\$79,892,420.47	19.9%	293	17.6%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$7,653,630.96	1.9%	27	1.6%
Pay-as-you-earn employee (casual)	\$14,859,680.99	3.7%	73	4.4%
Pay-as-you-earn employee (full time)	\$307,796,197.61	76.7%	1205	72.2%
Pay-as-you-earn employee (part time)	\$27,885,901.03	7.0%	131	7.8%
Self employed	\$20,215,366.35	5.0%	96	5.8%
No data	\$22,723,482.16	5.7%	137	8.2%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$380,205,094.44	94.8%	1584	94.9%
Genworth	\$20,929,164.66	5.2%	85	5.1%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$394,977,566.15	98.5%	1647	98.7%
0 > and <= 30 days	\$4,929,820.41	1.2%	17	1.0%
30 > and <= 60 days	\$1,130,848.62	0.3%	4	0.2%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$96,023.92	0.0%	1	0.1%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$371,860,895.04	92.7%	1567	93.9%
Fixed	\$29,273,364.06	7.3%	102	6.1%
	\$401,134,259.10	100.0%	1,669	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.86%	102
Variable Interest Rate	6.68%	1567

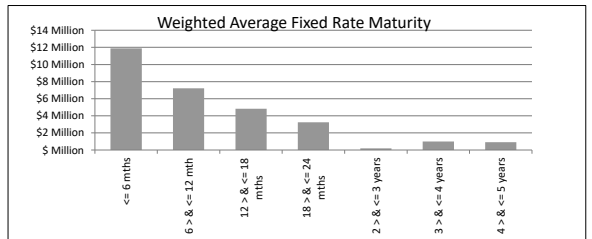
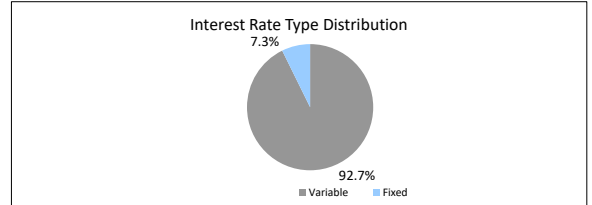
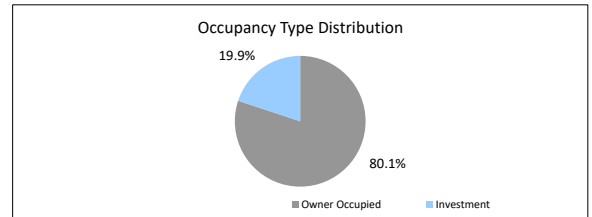
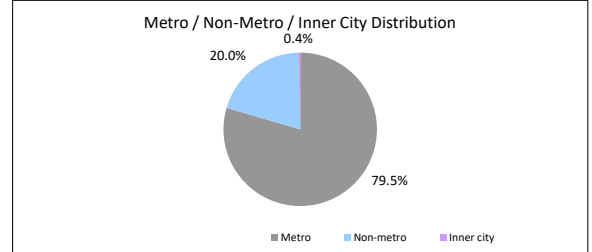
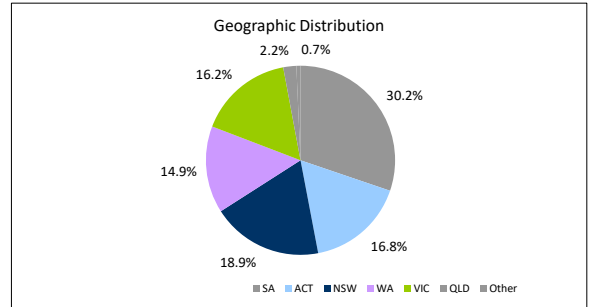
TABLE 16

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	\$11,891,852.91	40.6%	39	5.83%
6 > & <= 12 mth	\$7,204,818.54	24.6%	26	5.86%
12 > & <= 18 mths	\$4,834,576.37	16.5%	16	5.76%
18 > & <= 24 mths	\$3,239,013.41	11.1%	10	5.89%
2 > & <= 3 years	\$188,162.49	0.6%	3	6.62%
3 > & <= 4 years	\$998,876.28	3.4%	4	6.03%
4 > & <= 5 years	\$916,064.06	3.1%	4	6.39%
	\$29,273,364.06	100.0%	102	



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending 31-May-24

SUMMARY		31-May-24
Pool Balance		\$21,929,995.50
Number of Loans		87
Avg Loan Balance		\$252,068.91
Maximum Loan Balance		\$862,795.04
Minimum Loan Balance		\$32,055.01
Weighted Avg Interest Rate		6.41%
Weighted Avg Seasoning (mths)		64.5
Maximum Remaining Term (mths)		342.00
Weighted Avg Remaining Term (mths)		283.99
Maximum Current LVR		89.50%
Weighted Avg Current LVR		57.76%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
	<= 20%	\$1,519,969.82	6.9%	15	17.2%
	20% > & <= 30%	\$1,070,103.48	4.9%	8	9.2%
	30% > & <= 40%	\$1,233,820.19	5.6%	5	5.7%
	40% > & <= 50%	\$2,297,373.06	10.5%	11	12.6%
	50% > & <= 60%	\$5,008,650.89	22.8%	18	20.7%
	60% > & <= 65%	\$2,450,024.59	11.2%	7	8.0%
	65% > & <= 70%	\$1,548,207.64	7.1%	6	6.9%
	70% > & <= 75%	\$1,987,992.90	9.1%	6	6.9%
	75% > & <= 80%	\$1,829,351.98	8.3%	4	4.6%
	80% > & <= 85%	\$1,560,525.05	7.1%	3	3.4%
	85% > & <= 90%	\$1,423,975.90	6.5%	4	4.6%
	90% > & <= 95%	\$0.00	0.0%	0	0.0%
	95% > & <= 100%	\$0.00	0.0%	0	0.0%
		\$21,929,995.50	100.0%	87	100.0%

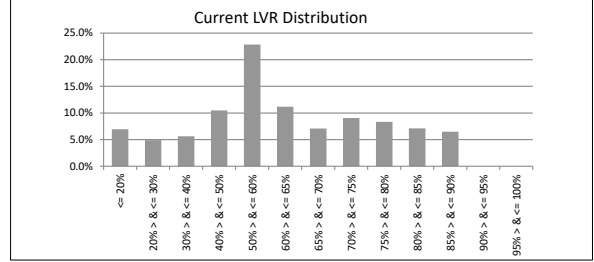


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
	\$0 > & <= \$100000	\$1,261,174.73	5.8%	17	19.5%
	\$100000 > & <= \$200000	\$3,856,910.92	17.6%	25	28.7%
	\$200000 > & <= \$300000	\$3,874,323.26	17.7%	16	18.4%
	\$300000 > & <= \$400000	\$5,143,816.79	23.5%	15	17.2%
	\$400000 > & <= \$500000	\$3,129,718.14	14.3%	7	8.0%
	\$500000 > & <= \$600000	\$1,692,839.92	7.7%	3	3.4%
	\$600000 > & <= \$700000	\$806,974.82	2.8%	1	1.1%
	\$700000 > & <= \$800000	\$1,501,441.88	6.8%	2	2.3%
	\$800000 > & <= \$900000	\$862,795.04	3.9%	1	1.1%
	\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
		\$21,929,995.50	100.0%	87	100.0%

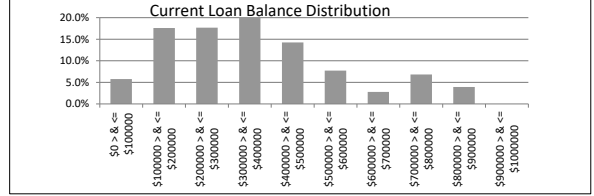


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
	<= 6 mths	\$0.00	0.0%	0	0.0%
	> & <= 12 mth	\$0.00	0.0%	0	0.0%
	12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
	18 > & <= 24 mths	\$1,650,078.81	7.5%	4	4.6%
	2 > & <= 3 years	\$7,427,299.41	33.9%	22	25.3%
	3 > & <= 4 years	\$2,756,581.85	12.6%	13	14.9%
	4 > & <= 5 years	\$1,506,073.87	6.9%	5	5.7%
	5 > & <= 6 years	\$2,280,950.72	10.4%	8	9.2%
	6 > & <= 7 years	\$438,130.45	2.0%	3	3.4%
	7 > & <= 8 years	\$1,191,614.82	5.4%	4	4.6%
	8 > & <= 9 years	\$471,184.77	2.1%	4	4.6%
	9 > & <= 10 years	\$667,238.51	3.0%	3	3.4%
	> 10 years	\$3,540,842.29	16.1%	21	24.1%
		\$21,929,995.50	100.0%	87	100.0%

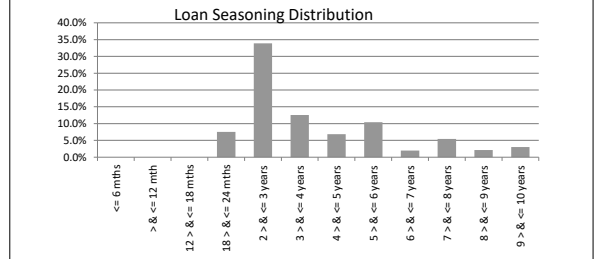


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Australian Capital Territory	\$5,006,494.15	22.8%	13	14.9%
	New South Wales	\$2,673,604.86	12.2%	9	10.3%
	Northern Territory	\$220,849.49	1.0%	1	1.1%
	Queensland	\$163,419.35	0.7%	1	1.1%
	South Australia	\$7,478,613.02	34.1%	35	40.2%
	Tasmania	\$204,395.80	0.9%	1	1.1%
	Victoria	\$3,016,777.82	13.8%	13	14.9%
	Western Australia	\$3,165,841.01	14.4%	14	16.1%
		\$21,929,995.50	100.0%	87	100.0%

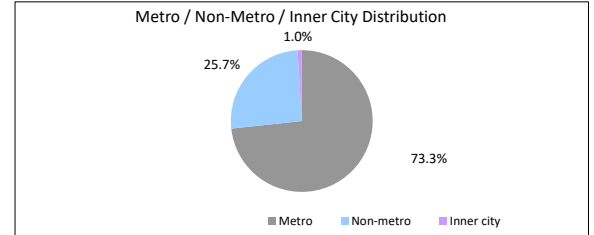


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
	Metro	\$16,074,206.50	73.3%	56	64.4%
	Non-metro	\$5,645,715.40	25.7%	30	34.5%
	Inner city	\$210,073.60	1.0%	1	1.1%
		\$21,929,995.50	100.0%	87	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
	Residential House	\$20,330,987.14	92.7%	80	92.0%
	Residential Unit	\$1,388,934.76	6.3%	6	6.9%
	Rural	\$0.00	0.0%	0	0.0%
	Semi-Rural	\$0.00	0.0%	0	0.0%
	High Density	\$210,073.60	1.0%	1	1.1%
		\$21,929,995.50	100.0%	87	100.0%

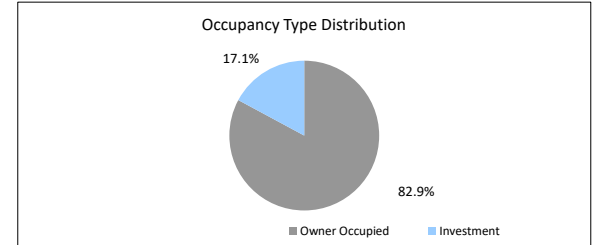


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
	Owner Occupied	\$18,170,473.80	82.9%	68	78.2%
	Investment	\$3,759,521.70	17.1%	19	21.8%
		\$21,929,995.50	100.0%	87	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Contractor	\$163,419.35	0.7%	1	1.1%
	Pay-as-you-earn employee (casual)	\$327,078.07	1.5%	2	2.3%
	Pay-as-you-earn employee (full time)	\$18,143,232.83	82.7%	67	77.0%
	Pay-as-you-earn employee (part time)	\$2,226,164.46	10.2%	12	13.8%
	Self employed	\$510,017.59	2.3%	2	2.3%
	No data	\$331,036.80	1.5%	2	2.3%
	Other	\$229,046.40	1.0%	1	1.1%
		\$21,929,995.50	100.0%	87	100.0%

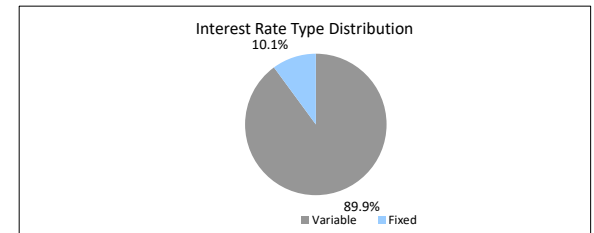


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
	<=0 days	\$21,088,965.45	96.2%	85	97.7%
	0 > and <= 30 days	\$841,030.05	3.8%	2	2.3%
	30 > and <= 60 days	\$0.00	0.0%	0	0.0%
	60 > and <= 90 days	\$0.00	0.0%	0	0.0%
	90 > days	\$0.00	0.0%	0	0.0%
		\$21,929,995.50	100.0%	87	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
	Variable	\$19,719,321.33	89.9%	78	89.7%
	Fixed	\$2,210,673.57	10.1%	9	10.3%
		\$21,929,995.50	100.0%	87	100.0%