

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Mar-26
Collections Period ending	28-Feb-26

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	90,475,671.42	88,603,426.23	88,603,426.23	97.93%	17/03/2026	4.76%	16.28%	16.28%	AU3FN0092789
A-2	AAA(sf)/AAAsf	18,500,000.00	7,970,642.60	7,970,642.60	43.08%	17/03/2026	5.24%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	3,231,341.58	3,231,341.58	43.08%	17/03/2026	5.39%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	3,554,475.77	3,554,475.77	43.08%	17/03/2026	5.64%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	1,938,804.98	1,938,804.98	43.08%	17/03/2026	6.29%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	538,556.95	538,556.95	43.08%	17/03/2026	9.59%	N/A	N/A	AU3FN0051785

	AT ISSUE	28-Feb-26
Pool Balance	\$495,996,628.58	\$104,997,269.95
Number of Loans	1,974	671
Avg Loan Balance	\$251,264.76	\$156,478.79
Maximum Loan Balance	\$742,616.96	\$649,862.50
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	6.07%
Weighted Avg Seasoning (mths)	43.03	122.95
Maximum Remaining Term (mths)	353.00	285.00
Weighted Avg Remaining Term (mths)	297.68	222.32
Maximum Current LVR	89.70%	77.19%
Weighted Avg Current LVR	59.88%	42.19%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$94,317.97	0.09%
60 > and <= 90 days	1	\$227,606.60	0.22%
90 > days	2	\$367,967.05	0.35%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$10,273,615.36	9.8%	200	29.8%
20% > & <= 30%	\$16,139,488.82	15.4%	114	17.0%
30% > & <= 40%	\$19,909,520.43	19.0%	107	15.9%
40% > & <= 50%	\$23,077,898.10	22.0%	106	15.8%
50% > & <= 60%	\$19,818,756.59	18.9%	84	12.5%
60% > & <= 65%	\$7,389,746.96	7.0%	28	4.2%
65% > & <= 70%	\$4,140,188.53	3.9%	17	2.5%
70% > & <= 75%	\$3,495,869.84	3.3%	12	1.8%
75% > & <= 80%	\$752,185.32	0.7%	3	0.4%
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%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$154,937.43	0.1%	5	0.7%
25% > & <= 30%	\$1,579,146.31	1.5%	24	3.6%
30% > & <= 40%	\$3,827,582.61	3.6%	41	6.1%
40% > & <= 50%	\$6,630,033.36	6.3%	64	9.5%
50% > & <= 60%	\$13,377,223.48	12.7%	87	13.0%
60% > & <= 65%	\$6,780,376.45	6.4%	56	8.3%
65% > & <= 70%	\$13,481,845.66	12.8%	80	11.9%
70% > & <= 75%	\$10,771,756.31	10.3%	64	9.5%
75% > & <= 80%	\$28,248,719.91	26.9%	158	23.5%
80% > & <= 85%	\$3,361,867.33	3.2%	17	2.5%
85% > & <= 90%	\$7,407,704.17	7.1%	32	4.8%
90% > & <= 95%	\$9,396,056.93	8.9%	43	6.4%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 3

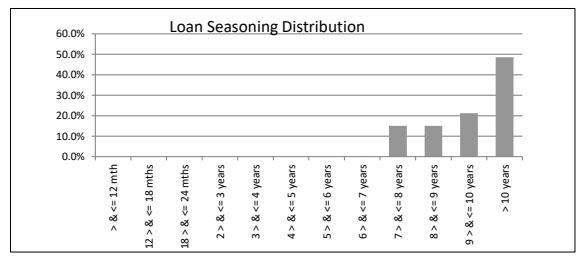
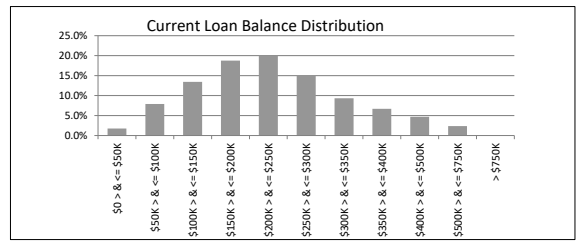
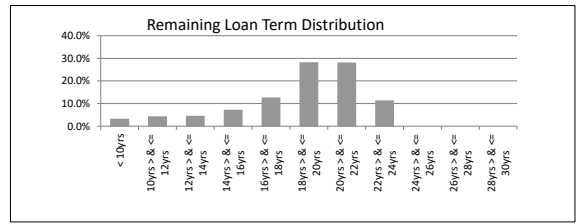
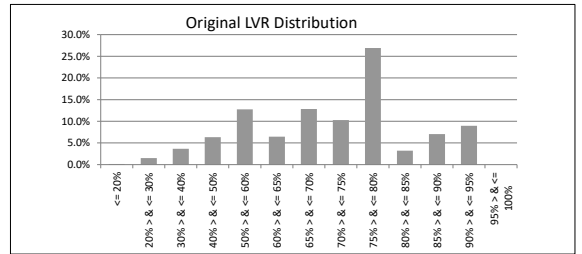
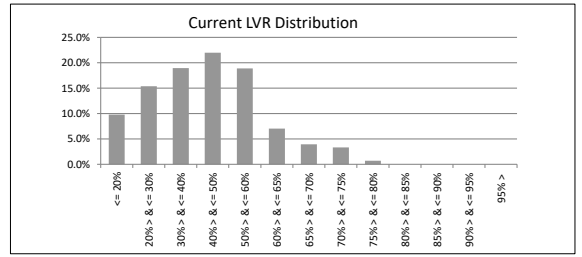
Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,455,975.57	3.3%	57	8.5%
10 year > & <= 12 years	\$4,589,040.05	4.4%	36	5.4%
12 year > & <= 14 years	\$4,839,930.11	4.6%	44	6.6%
14 year > & <= 16 years	\$7,606,391.46	7.2%	56	8.3%
16 year > & <= 18 years	\$13,301,865.74	12.7%	94	14.0%
18 year > & <= 20 years	\$29,685,617.32	28.3%	165	24.6%
20 year > & <= 22 years	\$29,562,913.77	28.2%	162	24.1%
22 year > & <= 24 years	\$11,955,535.93	11.4%	57	8.5%
24 year > & <= 26 years	\$0.00	0.0%	0	0.0%
26 year > & <= 28 years	\$0.00	0.0%	0	0.0%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,822,496.19	1.7%	117	17.4%
\$50000 > & <= \$100000	\$8,284,168.35	7.9%	113	16.8%
\$100000 > & <= \$150000	\$14,100,472.65	13.4%	112	16.7%
\$150000 > & <= \$200000	\$19,685,181.53	18.7%	113	16.8%
\$200000 > & <= \$250000	\$21,022,145.57	20.0%	94	14.0%
\$250000 > & <= \$300000	\$15,848,810.81	15.1%	58	8.6%
\$300000 > & <= \$350000	\$9,789,900.80	9.3%	30	4.5%
\$350000 > & <= \$400000	\$7,041,523.10	6.7%	19	2.8%
\$400000 > & <= \$450000	\$3,014,354.36	2.9%	7	1.0%
\$450000 > & <= \$500000	\$1,925,516.14	1.8%	4	0.6%
\$500000 > & <= \$750000	\$2,462,700.45	2.3%	4	0.6%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$104,997,269.95	100.0%	671	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	\$108,473.53	0.1%	1	0.1%
7 > & <= 8 years	\$15,795,525.39	15.0%	93	13.9%
8 > & <= 9 years	\$15,829,197.66	15.1%	92	13.7%
9 > & <= 10 years	\$22,266,883.42	21.2%	146	21.8%
> 10 years	\$50,997,189.95	48.6%	339	50.5%
	\$104,997,269.95	100.0%	671	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Mar-26
Collections Period ending	28-Feb-26

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2617	\$3,010,261.03	2.9%	14	2.1%
2615	\$2,994,072.20	2.9%	17	2.5%
2914	\$2,637,103.56	2.5%	11	1.6%
2611	\$2,184,426.33	2.1%	6	0.9%
5162	\$1,993,843.80	1.9%	15	2.2%
2905	\$1,722,769.51	1.6%	9	1.3%
5169	\$1,544,361.46	1.5%	10	1.5%
5159	\$1,307,210.63	1.2%	10	1.5%
5606	\$1,248,466.36	1.2%	11	1.6%
5051	\$1,207,168.07	1.1%	7	1.0%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$20,534,976.20	19.6%	106	15.8%
New South Wales	\$13,692,911.65	13.0%	90	13.4%
Northern Territory	\$853,133.26	0.8%	3	0.4%
Queensland	\$429,668.88	0.4%	4	0.6%
South Australia	\$46,539,223.80	44.3%	346	51.6%
Tasmania	\$381,069.35	0.4%	2	0.3%
Victoria	\$3,559,504.36	3.4%	17	2.5%
Western Australia	\$19,006,782.45	18.1%	103	15.4%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$88,600,617.64	84.4%	552	82.3%
Non-metro	\$15,582,259.52	14.8%	114	17.0%
Inner city	\$814,392.79	0.8%	5	0.7%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$95,577,178.22	91.0%	605	90.2%
Residential Unit	\$8,297,185.41	7.9%	58	8.6%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,122,906.32	1.1%	8	1.2%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$90,823,299.57	86.5%	584	87.0%
Investment	\$14,173,970.38	13.5%	87	13.0%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$1,161,661.10	1.1%	7	1.0%
Pay-as-you-earn employee (casual)	\$3,232,541.50	3.1%	24	3.6%
Pay-as-you-earn employee (full time)	\$75,342,779.87	71.8%	468	69.7%
Pay-as-you-earn employee (part time)	\$9,270,795.24	8.8%	65	9.7%
Self employed	\$9,369,122.98	8.9%	56	8.3%
No data	\$6,620,369.26	6.3%	51	7.6%
Director	\$0.00	0.0%	0	0.0%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$97,320,005.31	92.7%	631	94.0%
Genworth/Helia	\$7,677,264.64	7.3%	40	6.0%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$102,626,166.18	97.7%	657	97.9%
0 > and <= 30 days	\$1,681,212.15	1.6%	10	1.5%
30 > and <= 60 days	\$94,317.97	0.1%	1	0.1%
60 > and <= 90 days	\$227,606.60	0.2%	1	0.1%
90 > days	\$367,967.05	0.4%	2	0.3%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$89,986,202.60	85.7%	589	87.8%
Fixed	\$15,011,067.35	14.3%	82	12.2%
	\$104,997,269.95	100.0%	671	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.17%	82

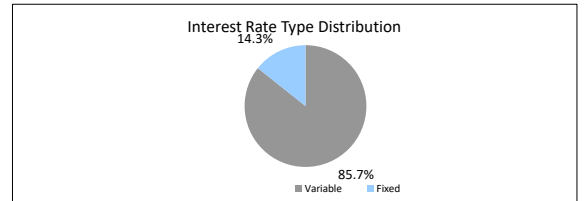
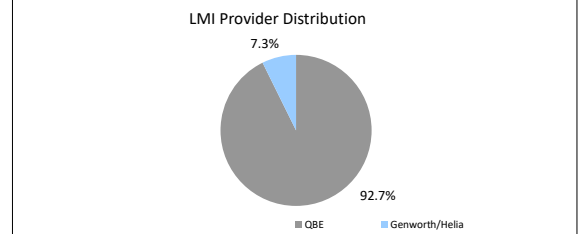
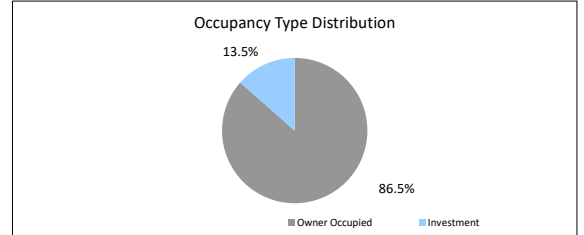
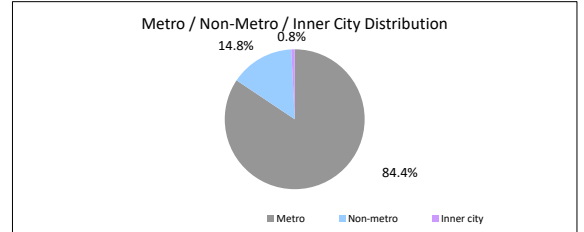
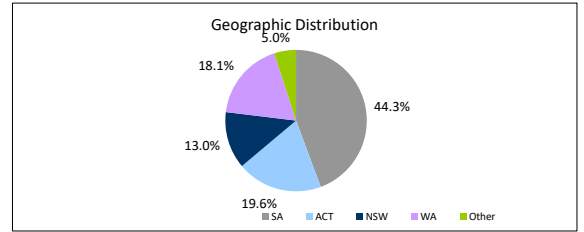
TABLE 16

Foreclosure, Claims and Losses	Balance	Loan Count
Properties foreclosed (Current)	\$144,764.49	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.

TABLE 17

CPR	19.56%
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The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **28-Feb-26**

SUMMARY **28-Feb-26**

Pool Balance	\$4,624,881.35
Number of Loans	47
Avg Loan Balance	\$98,401.73
Maximum Loan Balance	\$323,084.39
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	6.25%
Weighted Avg Seasoning (mths)	115.5
Maximum Remaining Term (mths)	276.00
Weighted Avg Remaining Term (mths)	232.02
Maximum Current LVR	68.46%
Weighted Avg Current LVR	44.01%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$740,845.88	16.0%	23	48.9%
20% > & <= 30%	\$408,428.59	8.8%	5	10.6%
30% > & <= 40%	\$345,003.85	7.5%	4	8.5%
40% > & <= 50%	\$1,338,715.93	28.9%	7	14.9%
50% > & <= 60%	\$598,336.74	12.9%	2	4.3%
60% > & <= 65%	\$577,078.74	12.5%	3	6.4%
65% > & <= 70%	\$616,471.62	13.3%	3	6.4%
70% > & <= 75%	\$0.00	0.0%	0	0.0%
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%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$303,813.94	6.6%	19	40.4%
\$50000 > & <= \$100000	\$664,015.16	14.4%	10	21.3%
\$100000 > & <= \$150000	\$654,257.81	14.1%	5	10.6%
\$150000 > & <= \$200000	\$476,506.99	10.3%	3	6.4%
\$200000 > & <= \$250000	\$1,386,183.18	30.0%	6	12.8%
\$250000 > & <= \$300000	\$817,019.88	17.7%	3	6.4%
\$300000 > & <= \$350000	\$323,084.39	7.0%	1	2.1%
\$350000 > & <= \$400000	\$0.00	0.0%	0	0.0%
\$400000 > & <= \$450000	\$0.00	0.0%	0	0.0%
\$450000 > & <= \$500000	\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000	\$0.00	0.0%	0	0.0%
> \$750,000	\$0.00	0.0%	0	0.0%
Total	\$4,624,881.35	100.0%	47	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	\$0.00	0.0%	0	0.0%
6 > & <= 7 years	\$0.00	0.0%	0	0.0%
7 > & <= 8 years	\$2,934,859.50	63.5%	20	42.6%
8 > & <= 9 years	\$152,774.27	3.3%	2	4.3%
9 > & <= 10 years	\$302,472.33	6.5%	3	6.4%
> 10 years	\$1,234,776.25	26.7%	22	46.8%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,095,134.79	23.7%	13	27.7%
New South Wales	\$645,554.45	14.0%	3	6.4%
Northern Territory	\$0.00	0.0%	0	0.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$2,472,289.65	53.5%	27	57.4%
Tasmania	\$0.00	0.0%	0	0.0%
Victoria	\$0.00	0.0%	0	0.0%
Western Australia	\$411,902.46	8.9%	4	8.5%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$3,854,700.86	83.3%	39	83.0%
Non-metro	\$766,926.80	16.6%	7	14.9%
Inner city	\$3,253.69	0.1%	1	2.1%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$4,329,807.83	93.6%	42	89.4%
Residential Unit	\$291,819.83	6.3%	4	8.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$3,253.69	0.1%	1	2.1%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$4,073,919.31	88.1%	44	93.6%
Investment	\$550,962.04	11.9%	3	6.4%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 8

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$0.00	0.0%	0	0.0%
Pay-as-you-earn employee (casual)	\$344,369.92	7.4%	2	4.3%
Pay-as-you-earn employee (full time)	\$3,394,087.67	73.4%	35	74.5%
Pay-as-you-earn employee (part time)	\$646,354.90	14.0%	5	10.6%
Self employed	\$109,742.61	2.4%	2	4.3%
No data	\$0.00	0.0%	0	0.0%
Other	\$130,326.25	2.8%	3	6.4%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$4,624,881.35	100.0%	47	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%
Total	\$4,624,881.35	100.0%	47	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$4,036,362.42	87.3%	42	89.4%
Fixed	\$588,518.93	12.7%	5	10.6%
Total	\$4,624,881.35	100.0%	47	100.0%

