

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-May-23
Collections Period ending	30-Apr-23

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	171,152,721.78	171,152,721.78	37.21%	17/05/2023	1.20%	8.00%	16.28%	AU3FN0051736
A-2	AAA(sf)/AAAsf	18,500,000.00	15,397,239.66	15,397,239.66	83.23%	17/05/2023	1.45%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	6,242,124.18	6,242,124.18	83.23%	17/05/2023	1.60%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	6,866,336.60	6,866,336.60	83.23%	17/05/2023	1.85%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	3,745,274.52	3,745,274.52	83.23%	17/05/2023	2.50%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	1,040,354.03	1,040,354.03	83.23%	17/05/2023	5.80%	N/A	N/A	AU3FN0051785

	AT ISSUE	30-Apr-23
Pool Balance	\$495,996,628.58	\$202,821,478.93
Number of Loans	1,974	1,048
Avg Loan Balance	\$251,264.76	\$193,531.95
Maximum Loan Balance	\$742,616.96	\$680,844.60
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.32%
Weighted Avg Seasoning (mths)	43.03	87.63
Maximum Remaining Term (mths)	353.00	319.00
Weighted Avg Remaining Term (mths)	297.68	255.85
Maximum Current LVR	89.70%	200.71%
Weighted Avg Current LVR	59.88%	49.84%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	4	\$893,995.50	0.44%
60 > and <= 90 days	1	\$116,118.50	0.06%
90 > days	3	\$758,773.95	0.37%

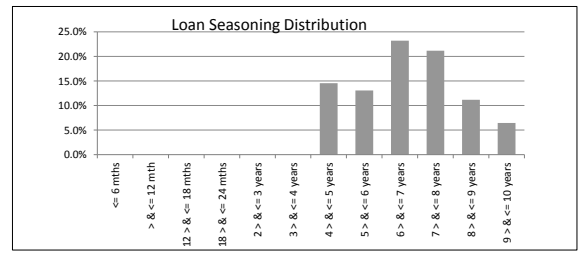
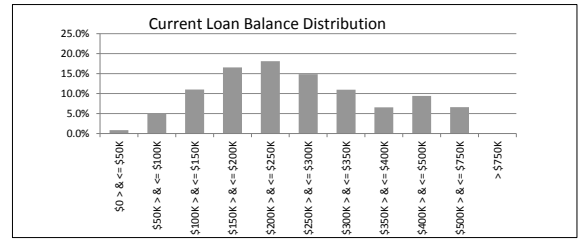
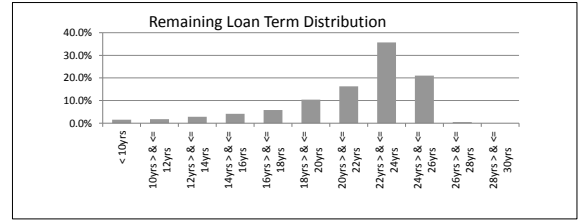
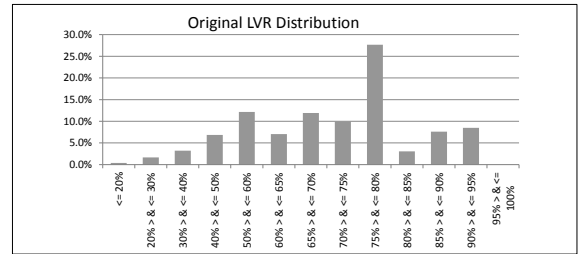
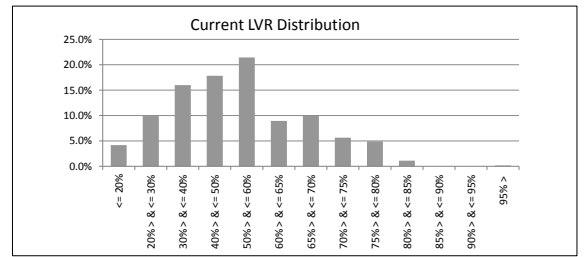
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$8,450,370.84	4.2%	169	16.1%
20% > & <= 30%	\$20,061,077.14	9.9%	139	13.3%
30% > & <= 40%	\$32,456,400.21	16.0%	186	17.7%
40% > & <= 50%	\$36,147,186.65	17.8%	163	15.6%
50% > & <= 60%	\$43,456,597.49	21.4%	171	16.3%
60% > & <= 65%	\$18,133,198.56	8.9%	69	6.6%
65% > & <= 70%	\$20,127,637.60	9.9%	69	6.6%
70% > & <= 75%	\$11,422,081.24	5.6%	42	4.0%
75% > & <= 80%	\$10,010,469.09	4.9%	31	3.0%
80% > & <= 85%	\$2,255,399.33	1.1%	8	0.8%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% >	\$301,060.78	0.1%	1	0.1%
	\$202,821,478.93	100.0%	1,048	100.0%

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$771,537.94	0.4%	8	0.8%
25% > & <= 30%	\$3,361,669.10	1.7%	33	3.1%
30% > & <= 40%	\$6,512,980.04	3.2%	57	5.4%
40% > & <= 50%	\$13,859,689.08	6.8%	109	10.4%
50% > & <= 60%	\$24,682,360.70	12.2%	135	12.9%
60% > & <= 65%	\$14,262,287.17	7.0%	85	8.1%
65% > & <= 70%	\$24,163,407.43	11.9%	118	11.3%
70% > & <= 75%	\$20,249,854.41	10.0%	97	9.3%
75% > & <= 80%	\$56,133,849.45	27.7%	249	23.8%
80% > & <= 85%	\$6,242,269.95	3.1%	28	2.7%
85% > & <= 90%	\$15,387,412.72	7.6%	58	5.5%
90% > & <= 95%	\$17,204,160.94	8.5%	71	6.8%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$202,821,478.93	100.0%	1,048	100.0%

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,118,969.69	1.5%	44	4.2%
10 year > & <= 12 years	\$3,537,439.06	1.7%	36	3.4%
12 year > & <= 14 years	\$5,708,181.50	2.8%	49	4.7%
14 year > & <= 16 years	\$8,456,642.63	4.2%	57	5.4%
16 year > & <= 18 years	\$11,816,358.63	5.8%	70	6.7%
18 year > & <= 20 years	\$21,080,788.08	10.4%	108	10.3%
20 year > & <= 22 years	\$33,085,363.92	16.3%	176	16.8%
22 year > & <= 24 years	\$72,458,397.97	35.7%	338	32.3%
24 year > & <= 26 years	\$42,659,728.50	21.0%	168	16.0%
26 year > & <= 28 years	\$899,608.95	0.4%	2	0.2%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$202,821,478.93	100.0%	1,048	100.0%

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,695,592.46	0.8%	99	9.4%
\$50000 > & <= \$100000	\$10,190,316.32	5.0%	133	12.7%
\$100000 > & <= \$150000	\$22,362,352.45	11.0%	178	17.0%
\$150000 > & <= \$200000	\$33,560,306.25	16.5%	191	18.2%
\$200000 > & <= \$250000	\$36,745,212.48	18.1%	164	15.6%
\$250000 > & <= \$300000	\$30,178,945.91	14.9%	111	10.6%
\$300000 > & <= \$350000	\$22,282,693.44	11.0%	69	6.6%
\$350000 > & <= \$400000	\$13,329,172.07	6.6%	36	3.4%
\$400000 > & <= \$450000	\$10,473,547.50	5.2%	25	2.4%
\$450000 > & <= \$500000	\$8,600,276.61	4.2%	18	1.7%
\$500000 > & <= \$750000	\$13,403,063.44	6.6%	24	2.3%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$202,821,478.93	100.0%	1,048	100.0%

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	\$29,472,736.08	14.5%	129	12.3%
5 > & <= 6 years	\$26,531,803.62	13.1%	117	11.2%
6 > & <= 7 years	\$47,083,427.48	23.2%	242	23.1%
7 > & <= 8 years	\$42,910,824.06	21.2%	222	21.2%
8 > & <= 9 years	\$22,653,609.33	11.2%	123	11.7%
9 > & <= 10 years	\$13,078,238.54	6.4%	89	8.5%
> 10 years	\$21,090,839.82	10.4%	126	12.0%
	\$202,821,478.93	100.0%	1,048	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-May-23
Collections Period ending	30-Apr-23

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$4,897,503.70	2.4%	25	2.4%
2611	\$3,893,676.35	1.9%	10	1.0%
2914	\$3,689,738.43	1.8%	13	1.2%
5162	\$3,360,858.26	1.7%	23	2.2%
2617	\$3,207,721.81	1.6%	14	1.3%
2620	\$2,763,220.99	1.4%	13	1.2%
5114	\$2,589,843.46	1.3%	15	1.4%
2905	\$2,492,991.36	1.2%	12	1.1%
5118	\$2,289,949.12	1.1%	11	1.0%
2650	\$2,265,455.04	1.1%	15	1.4%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$36,759,987.78	18.1%	171	16.3%
New South Wales	\$26,616,480.88	13.1%	133	12.7%
Northern Territory	\$815,690.47	0.4%	3	0.3%
Queensland	\$1,731,165.93	0.9%	8	0.8%
South Australia	\$89,965,667.08	44.4%	533	50.9%
Tasmania	\$441,817.67	0.2%	2	0.2%
Victoria	\$9,130,375.33	4.5%	35	3.3%
Western Australia	\$37,360,293.79	18.4%	163	15.6%
	\$202,821,478.93	100.0%	1,048	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$160,441,031.50	79.1%	821	78.3%
Non-metro	\$40,063,930.78	19.8%	217	20.7%
Inner city	\$2,316,516.65	1.1%	10	1.0%
	\$202,821,478.93	100.0%	1,048	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$185,080,720.51	91.3%	946	90.3%
Residential Unit	\$15,600,662.75	7.7%	91	8.7%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$2,140,095.67	1.1%	11	1.0%
	\$202,821,478.93	100.0%	1,048	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$178,903,457.44	88.2%	911	86.9%
Investment	\$23,918,021.49	11.8%	137	13.1%
	\$202,821,478.93	100.0%	1,048	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$3,343,971.28	1.6%	16	1.5%
Pay-as-you-earn employee (casual)	\$8,032,057.05	4.0%	43	4.1%
Pay-as-you-earn employee (full time)	\$144,136,340.32	71.1%	720	68.7%
Pay-as-you-earn employee (part time)	\$19,016,645.87	9.4%	111	10.6%
Self employed	\$16,281,095.89	8.0%	80	7.6%
No data	\$12,011,368.52	5.9%	78	7.4%
Director	\$0.00	0.0%	0	0.0%
	\$202,821,478.93	100.0%	1,048	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$188,654,904.23	93.0%	987	94.2%
Genworth	\$14,166,574.70	7.0%	61	5.8%
	\$202,821,478.93	100.0%	1,048	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$193,344,960.50	95.3%	1011	96.5%
0 > and <= 30 days	\$7,707,610.48	3.8%	29	2.8%
30 > and <= 60 days	\$893,995.50	0.4%	4	0.4%
60 > and <= 90 days	\$116,118.50	0.1%	1	0.1%
90 > days	\$758,773.95	0.4%	3	0.3%
	\$202,821,478.93	100.0%	1,048	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$130,382,547.93	64.3%	710	67.7%
Fixed	\$72,438,931.00	35.7%	338	32.3%
	\$202,821,478.93	100.0%	1,048	100.0%

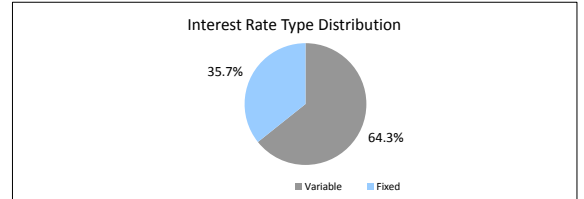
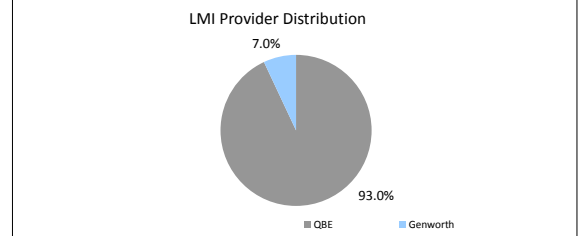
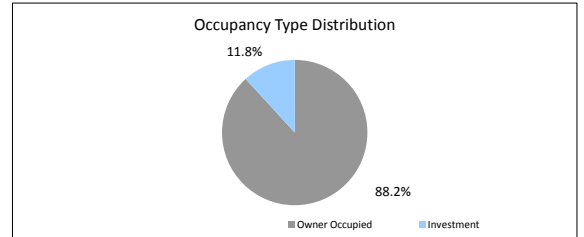
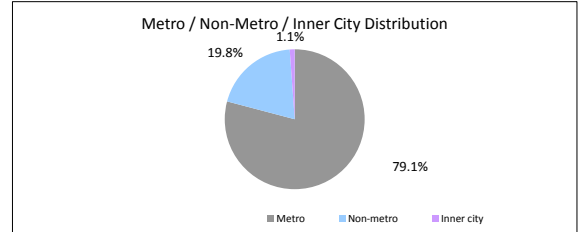
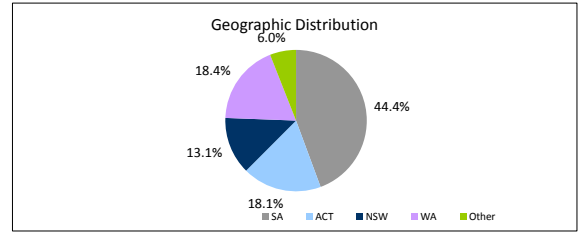
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	3.40%	338

TABLE 16

Foreclosure, Claims and Losses (cumulative)	Balance	Loan Count
Properties foreclosed	\$301,060.78	1
Claims submitted to mortgage insurers	\$0.00	0
Claims paid by mortgage insurers	\$0.00	0
loss covered by excess spread	\$0.00	0
Amount charged off	\$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 **30-Apr-23**

SUMMARY		30-Apr-23
Pool Balance		\$8,780,222.92
Number of Loans		60
Avg Loan Balance		\$146,337.05
Maximum Loan Balance		\$519,445.29
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		4.70%
Weighted Avg Seasoning (mths)		79.3
Maximum Remaining Term (mths)		310.00
Weighted Avg Remaining Term (mths)		258.90
Maximum Current LVR		73.25%
Weighted Avg Current LVR		45.59%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$962,957.51	11.0%	18	30.0%
20% > & <= 30%		\$610,944.73	7.0%	8	13.3%
30% > & <= 40%		\$1,170,775.88	13.3%	7	11.7%
40% > & <= 50%		\$2,750,768.89	31.3%	12	20.0%
50% > & <= 60%		\$1,043,580.50	11.9%	6	10.0%
60% > & <= 65%		\$955,879.54	10.9%	4	6.7%
65% > & <= 70%		\$1,102,201.46	12.6%	4	6.7%
70% > & <= 75%		\$183,114.41	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%
		\$8,780,222.92	100.0%	60	100.0%

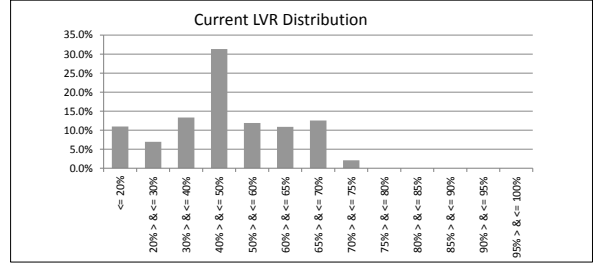


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000		\$349,950.44	4.0%	12	20.0%
\$50000 > & <= \$100000		\$1,020,682.32	11.6%	15	25.0%
\$100000 > & <= \$150000		\$1,295,623.91	14.8%	10	16.7%
\$150000 > & <= \$200000		\$1,068,109.67	12.2%	6	10.0%
\$200000 > & <= \$250000		\$1,360,215.27	15.5%	6	10.0%
\$250000 > & <= \$300000		\$1,637,549.44	18.7%	6	10.0%
\$300000 > & <= \$350000		\$345,621.31	3.9%	1	1.7%
\$350000 > & <= \$400000		\$749,199.72	8.5%	2	3.3%
\$400000 > & <= \$450000		\$433,825.55	4.9%	1	1.7%
\$450000 > & <= \$500000		\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000		\$519,445.29	5.9%	1	1.7%
> \$750,000		\$0.00	0.0%	0	0.0%
		\$8,780,222.92	100.0%	60	100.0%

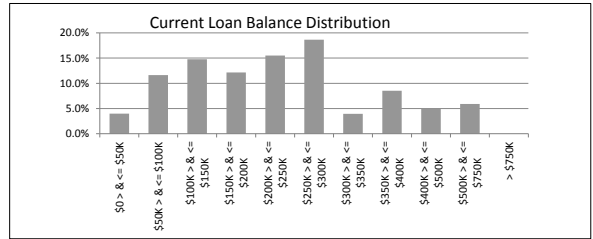


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths		\$0.00	0.0%	0	0.0%
> & <= 12 mth		\$0.00	0.0%	0	0.0%
12 > & <= 18 mths		\$383,330.55	4.4%	1	1.7%
18 > & <= 24 mths		\$0.00	0.0%	0	0.0%
2 > & <= 3 years		\$0.00	0.0%	0	0.0%
3 > & <= 4 years		\$0.00	0.0%	0	0.0%
4 > & <= 5 years		\$3,503,402.58	39.9%	17	28.3%
5 > & <= 6 years		\$1,998,367.75	22.8%	9	15.0%
6 > & <= 7 years		\$817,999.32	9.3%	5	8.3%
7 > & <= 8 years		\$205,585.75	2.3%	2	3.3%
8 > & <= 9 years		\$369,102.96	4.2%	6	10.0%
9 > & <= 10 years		\$23,904.84	0.3%	2	3.3%
> 10 years		\$1,478,529.17	16.8%	18	30.0%
		\$8,780,222.92	100.0%	60	100.0%

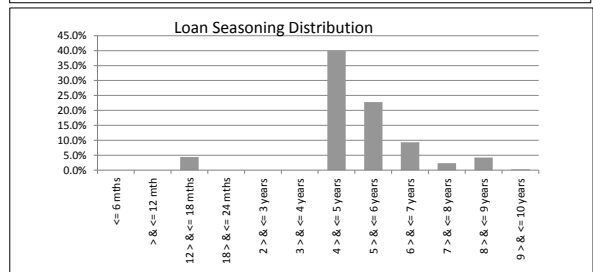


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$2,322,826.85	26.5%	15	25.0%
New South Wales		\$671,860.94	7.7%	2	3.3%
Northern Territory		\$0.00	0.0%	0	0.0%
Queensland		\$0.00	0.0%	0	0.0%
South Australia		\$4,928,812.61	56.1%	37	61.7%
Tasmania		\$0.00	0.0%	0	0.0%
Victoria		\$0.00	0.0%	0	0.0%
Western Australia		\$856,722.52	9.8%	6	10.0%
		\$8,780,222.92	100.0%	60	100.0%

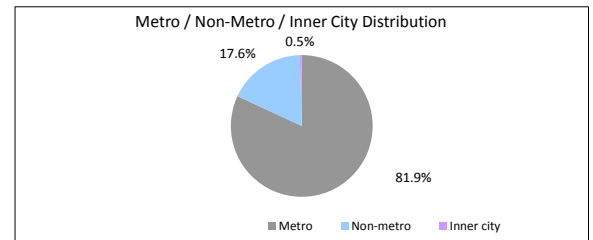


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$7,191,680.06	81.9%	47	78.3%
Non-metro		\$1,548,289.17	17.6%	12	20.0%
Inner city		\$40,253.69	0.5%	1	1.7%
		\$8,780,222.92	100.0%	60	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$7,962,069.95	90.7%	52	86.7%
Residential Unit		\$777,899.28	8.9%	7	11.7%
Rural		\$0.00	0.0%	0	0.0%
Semi-Rural		\$0.00	0.0%	0	0.0%
High Density		\$40,253.69	0.5%	1	1.7%
		\$8,780,222.92	100.0%	60	100.0%

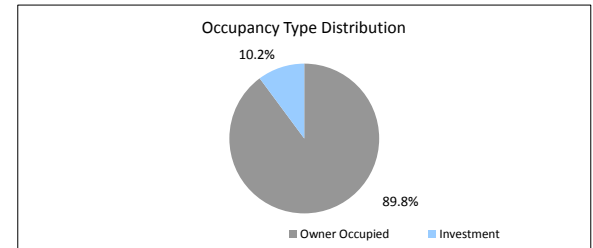


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$7,888,937.85	89.8%	54	90.0%
Investment		\$891,285.07	10.2%	6	10.0%
		\$8,780,222.92	100.0%	60	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$228,225.83	2.6%	1	1.7%
Pay-as-you-earn employee (casual)		\$49,022.06	0.6%	1	1.7%
Pay-as-you-earn employee (full time)		\$6,615,846.99	75.3%	45	75.0%
Pay-as-you-earn employee (part time)		\$1,071,157.35	12.2%	6	10.0%
Self employed		\$489,402.23	5.6%	3	5.0%
No data		\$0.00	0.0%	0	0.0%
Other		\$326,568.46	3.7%	4	6.7%
		\$8,780,222.92	100.0%	60	100.0%

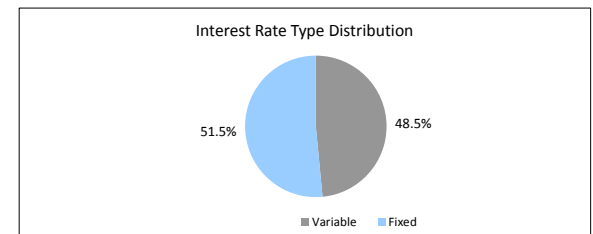


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days		\$8,542,187.53	97.3%	59	98.3%
0 > and <= 30 days		\$238,035.39	2.7%	1	1.7%
30 > and <= 60 days		\$0.00	0.0%	0	0.0%
60 > and <= 90 days		\$0.00	0.0%	0	0.0%
90 > days		\$0.00	0.0%	0	0.0%
		\$8,780,222.92	100.0%	60	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$4,256,775.21	48.5%	36	60.0%
Fixed		\$4,523,447.71	51.5%	24	40.0%
		\$8,780,222.92	100.0%	60	100.0%