

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	19-May-25
Collections Period ending	30-Apr-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	294,773,702.04	294,773,702.04	64.08%	19/05/2025	5.24%	8.00%	11.95%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	19/05/2025	5.97%	2.75%	4.11%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	19/05/2025	6.97%	1.15%	1.72%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	19/05/2025	7.47%	0.25%	0.37%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	19/05/2025	10.77%	N/A	N/A	AU3FN0080651

SUMMARY	AT ISSUE	30-Apr-25
Pool Balance	\$495,999,885.13	\$332,116,767.90
Number of Loans	1,935	1,454
Avg Loan Balance	\$256,330.69	\$228,415.93
Maximum Loan Balance	\$986,752.58	\$936,759.97
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.33%
Weighted Avg Seasoning (mths)	55.1	77.2
Maximum Remaining Term (mths)	357.00	335.00
Weighted Avg Remaining Term (mths)	292.83	272.08
Maximum Current LVR	89.90%	89.09%
Weighted Avg Current LVR	56.66%	52.84%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$183,949.96	0.06%
60 > and <= 90 days	2	\$449,556.84	0.14%
90 > days	3	\$494,529.59	0.15%

TABLE 1				
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$20,517,282.04	6.2%	359	24.7%
20% > & <= 30%	\$26,816,540.31	8.1%	158	10.9%
30% > & <= 40%	\$38,329,207.76	11.5%	179	12.3%
40% > & <= 50%	\$51,432,420.39	15.5%	186	12.8%
50% > & <= 60%	\$62,787,240.06	18.9%	199	13.7%
60% > & <= 65%	\$34,510,866.71	10.4%	105	7.2%
65% > & <= 70%	\$28,053,891.02	8.4%	80	5.5%
70% > & <= 75%	\$29,172,885.19	8.8%	80	5.5%
75% > & <= 80%	\$17,053,624.77	5.1%	47	3.2%
80% > & <= 85%	\$15,887,181.39	4.8%	43	3.0%
85% > & <= 90%	\$7,555,628.26	2.3%	18	1.2%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$332,116,767.90	100.0%	1,454	100.0%

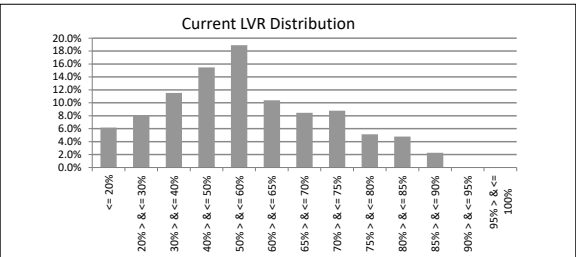


TABLE 2				
Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$3,126,205.03	0.9%	54	3.7%
25% > & <= 30%	\$4,705,734.07	1.4%	60	4.1%
30% > & <= 40%	\$12,410,900.46	3.7%	87	6.0%
40% > & <= 50%	\$23,938,143.76	7.2%	119	8.2%
50% > & <= 60%	\$32,514,209.18	9.8%	153	10.5%
60% > & <= 65%	\$22,654,318.39	6.8%	101	6.9%
65% > & <= 70%	\$32,875,463.87	9.9%	146	10.0%
70% > & <= 75%	\$37,484,147.87	11.3%	152	10.5%
75% > & <= 80%	\$102,521,502.16	30.9%	371	25.5%
80% > & <= 85%	\$5,382,964.35	1.6%	18	1.2%
85% > & <= 90%	\$30,802,941.75	9.3%	109	7.5%
90% > & <= 95%	\$23,499,800.40	7.1%	83	5.7%
95% > & <= 100%	\$200,436.61	0.1%	1	0.1%
	\$332,116,767.90	100.0%	1,454	100.0%

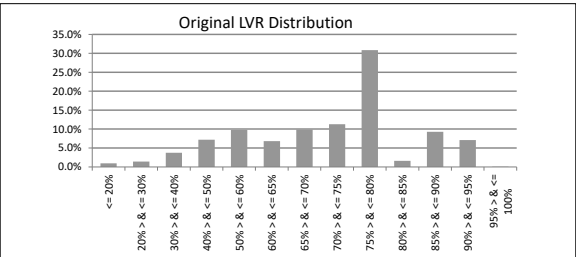


TABLE 3				
Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$4,740,536.95	1.4%	114	7.8%
10 year > & <= 12 years	\$4,341,837.55	1.3%	64	4.4%
12 year > & <= 14 years	\$6,290,937.58	1.9%	77	5.3%
14 year > & <= 16 years	\$14,536,650.01	4.4%	119	8.2%
16 year > & <= 18 years	\$24,929,257.43	7.5%	143	9.8%
18 year > & <= 20 years	\$21,592,585.32	6.5%	109	7.5%
20 year > & <= 22 years	\$36,618,785.23	11.0%	173	11.9%
22 year > & <= 24 years	\$53,480,637.80	16.1%	185	12.7%
24 year > & <= 26 years	\$82,737,038.19	24.9%	246	16.9%
26 year > & <= 28 years	\$82,848,501.84	24.9%	224	15.4%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$332,116,767.90	100.0%	1,454	100.0%

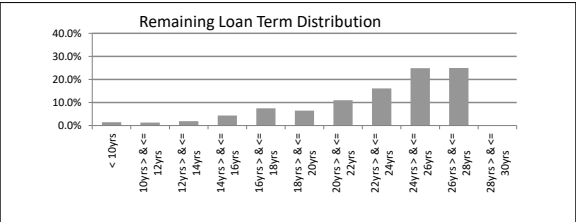


TABLE 4				
Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$21,975,406.79	6.6%	474	32.6%
\$100000 > & <= \$200000	\$41,824,532.91	12.6%	278	19.1%
\$200000 > & <= \$300000	\$62,531,825.78	18.8%	250	17.2%
\$300000 > & <= \$400000	\$69,962,494.94	21.1%	201	13.8%
\$400000 > & <= \$500000	\$53,860,022.96	16.2%	122	8.4%
\$500000 > & <= \$600000	\$35,644,124.31	10.7%	65	4.5%
\$600000 > & <= \$700000	\$18,737,138.25	5.6%	29	2.0%
\$700000 > & <= \$800000	\$17,151,072.29	5.2%	23	1.6%
\$800000 > & <= \$900000	\$5,786,300.66	1.7%	7	0.5%
\$900000 > & <= \$1000000	\$4,643,849.01	1.4%	5	0.3%
	\$332,116,767.90	100.0%	1,454	100.0%

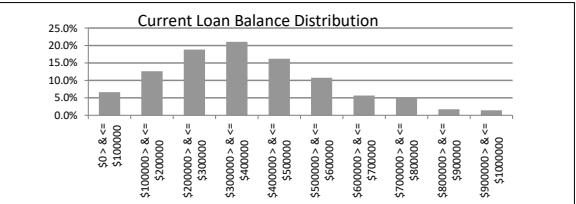


TABLE 5				
Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$42,046,330.54	12.7%	120	8.3%
3 > & <= 4 years	\$52,515,650.17	15.8%	184	12.7%
4 > & <= 5 years	\$48,918,162.89	14.7%	164	11.3%
5 > & <= 6 years	\$48,353,477.75	14.6%	156	10.7%
6 > & <= 7 years	\$28,634,360.42	8.6%	117	8.0%
7 > & <= 8 years	\$26,803,328.46	8.1%	107	7.4%
8 > & <= 9 years	\$22,425,205.50	6.8%	122	8.4%
9 > & <= 10 years	\$14,346,929.90	4.3%	82	5.6%
> 10 years	\$48,073,322.27	14.5%	402	27.6%
	\$332,116,767.90	100.0%	1,454	100.0%

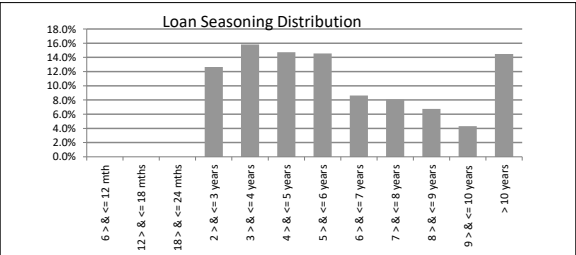


TABLE 6				
Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	\$8,747,182.08	2.6%	27	1.9%
2914	\$6,672,062.59	2.0%	16	1.1%
2913	\$5,714,088.65	1.7%	17	1.2%
2620	\$5,512,565.36	1.7%	18	1.2%
5608	\$4,404,076.73	1.3%	37	2.5%
2902	\$3,708,144.44	1.1%	16	1.1%
2607	\$3,349,032.45	1.0%	7	0.5%
5700	\$3,204,820.98	1.0%	22	1.5%
5600	\$3,120,730.35	0.9%	18	1.2%
2905	\$3,050,154.44	0.9%	11	0.8%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	19-May-25
Collections Period ending	30-Apr-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$57,085,924.60	17.2%	183	12.6%
New South Wales	\$63,755,922.66	19.2%	240	16.5%
Northern Territory	\$744,146.76	0.2%	3	0.2%
Queensland	\$7,826,326.83	2.4%	31	2.1%
South Australia	\$101,169,428.76	30.5%	622	42.8%
Tasmania	\$2,074,617.82	0.6%	6	0.4%
Victoria	\$53,832,524.54	16.2%	174	12.0%
Western Australia	\$45,627,875.93	13.7%	195	13.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$264,283,790.71	79.6%	1060	72.9%
Non-metro	\$66,887,001.30	20.1%	390	26.8%
Inner city	\$945,975.89	0.3%	4	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$303,079,036.33	91.3%	1313	90.3%
Residential Unit	\$27,107,731.02	8.2%	135	9.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,930,000.55	0.6%	6	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$268,347,012.71	80.8%	1208	83.1%
Investment	\$63,769,755.19	19.2%	246	16.9%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$6,875,343.91	2.1%	23	1.6%
Pay-as-you-earn employee (casual)	\$11,928,194.70	3.6%	60	4.1%
Pay-as-you-earn employee (full time)	\$255,015,210.18	76.8%	1051	72.3%
Pay-as-you-earn employee (part time)	\$20,998,662.53	6.3%	102	7.0%
Self employed	\$19,270,279.91	5.8%	93	6.4%
No data	\$18,029,076.67	5.4%	125	8.6%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$315,830,391.58	95.1%	1380	94.9%
Genworth	\$16,286,376.32	4.9%	74	5.1%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$325,921,492.72	98.1%	1434	98.6%
0 > and <= 30 days	\$5,067,238.79	1.5%	13	0.9%
30 > and <= 60 days	\$183,949.96	0.1%	2	0.1%
60 > and <= 90 days	\$449,556.84	0.1%	2	0.1%
90 > days	\$494,529.59	0.1%	3	0.2%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$317,344,501.28	95.6%	1393	95.8%
Fixed	\$14,772,266.62	4.4%	61	4.2%
	\$332,116,767.90	100.0%	1,454	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.98%	61
Variable Interest Rate	6.34%	1393

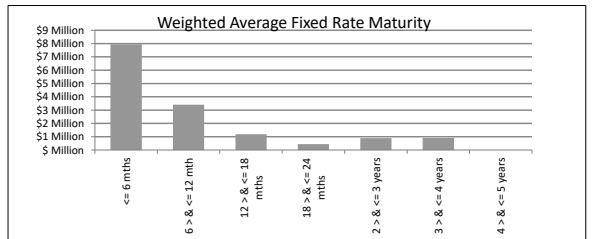
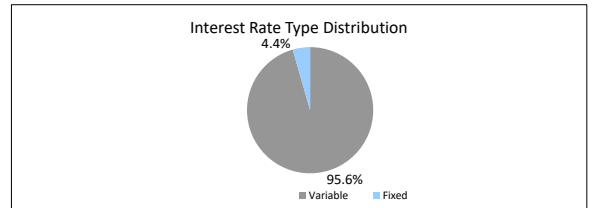
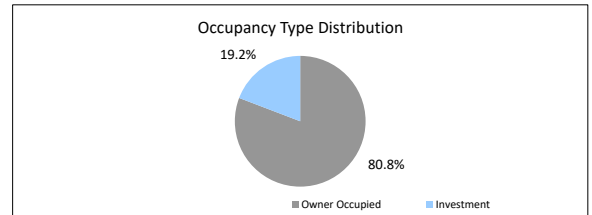
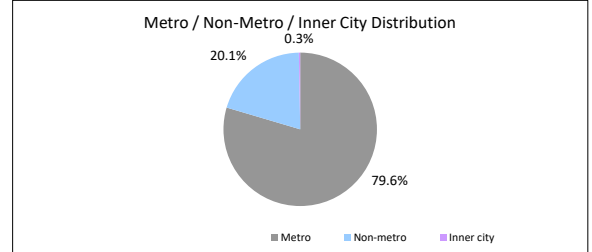
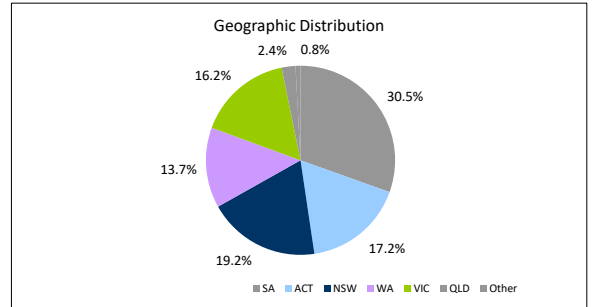
TABLE 16

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	\$7,940,033.53	53.7%	32	5.90%
6 > & <= 12 mth	\$3,405,952.10	23.1%	12	5.84%
12 > & <= 18 mths	\$1,181,720.58	8.0%	8	6.29%
18 > & <= 24 mths	\$448,139.86	3.0%	1	6.39%
2 > & <= 3 years	\$895,363.86	6.1%	4	6.14%
3 > & <= 4 years	\$901,056.69	6.1%	4	6.39%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	\$14,772,266.62	100.0%	61	



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending		30-Apr-25
SUMMARY		
		30-Apr-25
Pool Balance		\$15,604,172.50
Number of Loans		69
Avg Loan Balance		\$226,147.43
Maximum Loan Balance		\$760,623.70
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		6.15%
Weighted Avg Seasoning (mths)		80.5
Maximum Remaining Term (mths)		331.00
Weighted Avg Remaining Term (mths)		270.43
Maximum Current LVR		87.20%
Weighted Avg Current LVR		53.51%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$1,034,519.11	6.6%	12	17.4%
20% > & <= 30%		\$537,920.25	3.4%	5	7.2%
30% > & <= 40%		\$1,523,386.02	9.8%	8	11.6%
40% > & <= 50%		\$3,071,442.45	19.7%	12	17.4%
50% > & <= 60%		\$3,015,349.86	19.3%	12	17.4%
60% > & <= 65%		\$2,076,838.97	13.3%	8	11.6%
65% > & <= 70%		\$727,517.28	4.7%	2	2.9%
70% > & <= 75%		\$1,031,597.46	6.6%	4	5.8%
75% > & <= 80%		\$1,493,555.36	9.6%	3	4.3%
80% > & <= 85%		\$508,971.37	3.3%	1	1.4%
85% > & <= 90%		\$583,074.37	3.7%	2	2.9%
90% > & <= 95%		\$0.00	0.0%	0	0.0%
95% > & <= 100%		\$0.00	0.0%	0	0.0%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000		\$988,790.23	6.3%	16	23.2%
\$100000 > & <= \$200000		\$3,134,559.62	20.1%	21	30.4%
\$200000 > & <= \$300000		\$3,480,499.12	22.3%	14	20.3%
\$300000 > & <= \$400000		\$3,186,391.42	20.4%	9	13.0%
\$400000 > & <= \$500000		\$1,801,503.49	11.5%	4	5.8%
\$500000 > & <= \$600000		\$2,251,804.92	14.4%	4	5.8%
\$600000 > & <= \$700000		\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000		\$760,623.70	4.9%	1	1.4%
\$800000 > & <= \$900000		\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000		\$0.00	0.0%	0	0.0%
		\$15,604,172.50	100.0%	69	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		\$1,621,420.71	10.4%	4	5.8%
3 > & <= 4 years		\$3,734,865.57	23.9%	13	18.8%
4 > & <= 5 years		\$2,096,514.52	13.4%	12	17.4%
5 > & <= 6 years		\$809,324.75	5.2%	3	4.3%
6 > & <= 7 years		\$2,139,806.74	13.7%	8	11.6%
7 > & <= 8 years		\$433,251.81	2.8%	3	4.3%
8 > & <= 9 years		\$1,162,884.32	7.5%	4	5.8%
9 > & <= 10 years		\$303,048.30	1.9%	3	4.3%
> 10 years		\$3,303,055.78	21.2%	19	27.5%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$2,260,433.27	14.5%	8	11.6%
New South Wales		\$1,974,203.08	12.7%	7	10.1%
Northern Territory		\$208,767.76	1.3%	1	1.4%
Queensland		\$160,886.03	1.0%	1	1.4%
South Australia		\$6,268,466.24	40.2%	32	46.4%
Tasmania		\$199,208.33	1.3%	1	1.4%
Victoria		\$2,706,614.77	17.3%	11	15.9%
Western Australia		\$1,825,593.02	11.7%	8	11.6%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$11,297,749.70	72.4%	44	63.8%
Non-metro		\$4,306,422.80	27.6%	25	36.2%
Inner city		\$0.00	0.0%	0	0.0%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$14,308,289.63	91.7%	63	91.3%
Residential Unit		\$1,295,882.87	8.3%	6	8.7%
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%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$13,113,949.08	84.0%	55	79.7%
Investment		\$2,490,223.42	16.0%	14	20.3%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$160,886.03	1.0%	1	1.4%
Pay-as-you-earn employee (casual)		\$108,265.37	0.7%	1	1.4%
Pay-as-you-earn employee (full time)		\$13,083,647.33	83.8%	53	76.8%
Pay-as-you-earn employee (part time)		\$1,588,449.26	10.2%	10	14.5%
Self employed		\$340,938.21	2.2%	1	1.4%
No data		\$284,344.51	1.8%	2	2.9%
Other		\$37,641.79	0.2%	1	1.4%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$13,379,862.53	85.7%	63	91.3%
0 > and <= 30 days		\$1,339,185.77	8.6%	3	4.3%
30 > and <= 60 days		\$264,648.00	1.7%	1	1.4%
60 > and <= 90 days		\$0.00	0.0%	0	0.0%
90 > days		\$620,476.20	4.0%	2	2.9%
		\$15,604,172.50	100.0%	69	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$14,306,514.66	91.7%	65	94.2%
Fixed		\$1,297,657.84	8.3%	4	5.8%
		\$15,604,172.50	100.0%	69	100.0%

