

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	18-Sep-23
Collections Period ending	31-Aug-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	155,973,596.20	155,973,596.20	33.91%	18/09/2023	5.25%	8.00%	16.28%	AU3FN0051736
A-2	AAA(sf)/AAAsf	18,500,000.00	14,031,695.30	14,031,695.30	75.85%	18/09/2023	5.50%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	5,688,525.12	5,688,525.12	75.85%	18/09/2023	5.65%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	6,257,377.63	6,257,377.63	75.85%	18/09/2023	5.90%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	3,413,115.08	3,413,115.08	75.85%	18/09/2023	6.55%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	948,087.53	948,087.53	75.85%	18/09/2023	9.85%	N/A	N/A	AU3FN0051785

	AT ISSUE	31-Aug-23
Pool Balance	\$495,996,628.58	\$184,833,727.03
Number of Loans	1,974	984
Avg Loan Balance	\$251,264.76	\$187,839.15
Maximum Loan Balance	\$742,616.96	\$674,451.86
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.68%
Weighted Avg Seasoning (mths)	43.03	92.01
Maximum Remaining Term (mths)	353.00	315.00
Weighted Avg Remaining Term (mths)	297.68	251.31
Maximum Current LVR	89.70%	200.71%
Weighted Avg Current LVR	59.88%	48.93%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$112,444.59	0.06%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	5	\$1,250,285.35	0.68%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,723,114.87	5.3%	183	18.6%
20% > & <= 30%	\$18,899,396.94	10.2%	135	13.7%
30% > & <= 40%	\$28,861,733.57	15.6%	161	16.4%
40% > & <= 50%	\$34,970,623.20	18.9%	160	16.3%
50% > & <= 60%	\$40,200,342.78	21.7%	158	16.1%
60% > & <= 65%	\$14,765,945.20	8.0%	59	6.0%
65% > & <= 70%	\$19,607,739.22	10.6%	65	6.6%
70% > & <= 75%	\$7,302,204.91	4.0%	29	2.9%
75% > & <= 80%	\$8,390,176.59	4.5%	27	2.7%
80% > & <= 85%	\$1,811,388.97	1.0%	6	0.6%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% >	\$301,060.78	0.2%	1	0.1%
	\$184,833,727.03	100.0%	984	100.0%

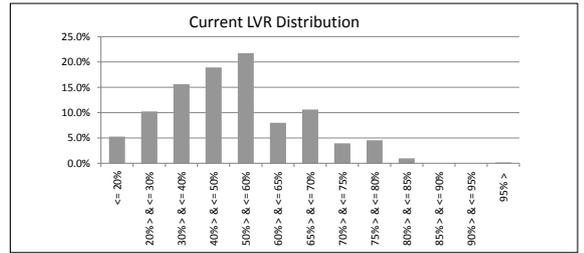


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$372,577.69	0.2%	7	0.7%
25% > & <= 30%	\$3,216,009.81	1.7%	33	3.4%
30% > & <= 40%	\$6,046,972.05	3.3%	56	5.7%
40% > & <= 50%	\$12,869,085.18	7.0%	101	10.3%
50% > & <= 60%	\$21,759,864.87	11.8%	122	12.4%
60% > & <= 65%	\$12,680,815.76	6.9%	80	8.1%
65% > & <= 70%	\$22,679,899.75	12.3%	113	11.5%
70% > & <= 75%	\$18,823,443.03	10.2%	92	9.3%
75% > & <= 80%	\$50,613,113.64	27.4%	234	23.8%
80% > & <= 85%	\$6,175,863.33	3.3%	28	2.8%
85% > & <= 90%	\$14,089,692.99	7.6%	54	5.5%
90% > & <= 95%	\$15,506,388.93	8.4%	64	6.5%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$184,833,727.03	100.0%	984	100.0%

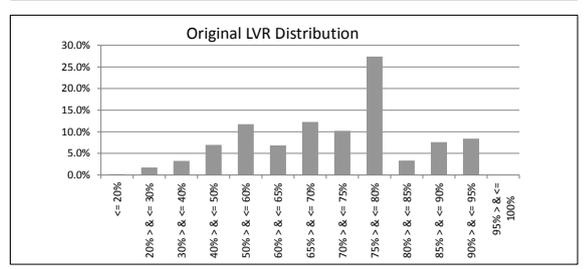


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,435,927.06	1.9%	49	5.0%
10 year > & <= 12 years	\$2,884,721.45	1.6%	30	3.0%
12 year > & <= 14 years	\$6,332,350.22	3.4%	49	5.0%
14 year > & <= 16 years	\$8,282,872.88	4.5%	59	6.0%
16 year > & <= 18 years	\$11,486,450.50	6.2%	71	7.2%
18 year > & <= 20 years	\$20,695,839.66	11.2%	119	12.1%
20 year > & <= 22 years	\$37,296,845.09	20.2%	185	18.8%
22 year > & <= 24 years	\$58,929,381.18	31.9%	277	28.2%
24 year > & <= 26 years	\$34,597,233.44	18.7%	143	14.5%
26 year > & <= 28 years	\$892,105.55	0.5%	2	0.2%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$184,833,727.03	100.0%	984	100.0%

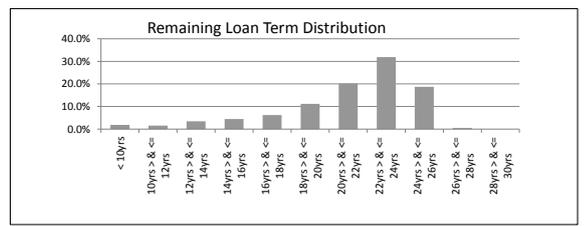


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,625,102.84	0.9%	100	10.2%
\$50000 > & <= \$100000	\$10,765,271.06	5.8%	140	14.2%
\$100000 > & <= \$150000	\$20,574,127.48	11.1%	165	16.8%
\$150000 > & <= \$200000	\$30,739,925.01	16.6%	175	17.8%
\$200000 > & <= \$250000	\$33,461,054.71	18.1%	150	15.2%
\$250000 > & <= \$300000	\$27,448,050.34	14.9%	101	10.3%
\$300000 > & <= \$350000	\$19,880,341.48	10.8%	62	6.3%
\$350000 > & <= \$400000	\$13,842,619.86	7.5%	37	3.8%
\$400000 > & <= \$450000	\$6,710,803.80	3.6%	16	1.6%
\$450000 > & <= \$500000	\$8,059,010.69	4.4%	17	1.7%
\$500000 > & <= \$750000	\$11,727,419.76	6.3%	21	2.1%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$184,833,727.03	100.0%	984	100.0%

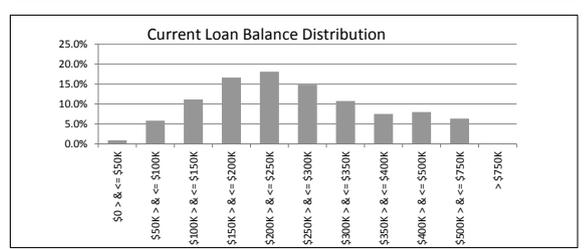
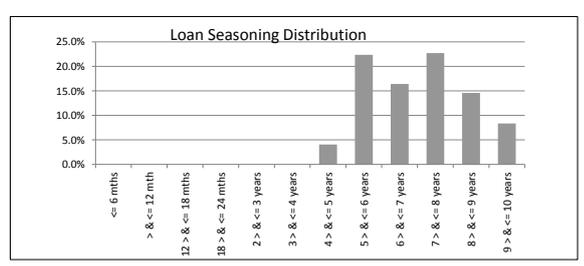


TABLE 5

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	\$7,480,041.88	4.0%	34	3.5%
5 > & <= 6 years	\$41,332,824.52	22.4%	192	19.5%
6 > & <= 7 years	\$30,356,617.44	16.4%	155	15.8%
7 > & <= 8 years	\$41,968,773.28	22.7%	219	22.3%
8 > & <= 9 years	\$26,946,209.77	14.6%	148	15.0%
9 > & <= 10 years	\$15,427,163.98	8.3%	92	9.3%
> 10 years	\$21,322,096.16	11.5%	144	14.6%
	\$184,833,727.03	100.0%	984	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	18-Sep-23
Collections Period ending	31-Aug-23

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$4,640,343.76	2.5%	24	2.4%
2611	\$3,546,873.62	1.9%	9	0.9%
2914	\$3,296,785.29	1.8%	12	1.2%
2617	\$3,144,140.25	1.7%	14	1.4%
5162	\$2,887,714.27	1.6%	20	2.0%
2620	\$2,241,406.31	1.2%	12	1.2%
2905	\$2,197,096.16	1.2%	11	1.1%
5114	\$2,112,326.36	1.1%	15	1.5%
2650	\$2,066,912.01	1.1%	14	1.4%
5108	\$2,050,838.61	1.1%	19	1.9%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$33,390,582.99	18.1%	159	16.2%
New South Wales	\$24,756,759.34	13.4%	125	12.7%
Northern Territory	\$805,340.99	0.4%	3	0.3%
Queensland	\$1,698,740.14	0.9%	8	0.8%
South Australia	\$83,614,446.91	45.2%	510	51.8%
Tasmania	\$425,821.32	0.2%	2	0.2%
Victoria	\$6,711,212.27	3.6%	29	2.9%
Western Australia	\$33,430,823.07	18.1%	148	15.0%
	\$184,833,727.03	100.0%	984	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$146,352,833.71	79.2%	770	78.3%
Non-metro	\$36,625,034.85	19.8%	205	20.8%
Inner city	\$1,855,858.47	1.0%	9	0.9%
	\$184,833,727.03	100.0%	984	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$168,200,190.43	91.0%	887	90.1%
Residential Unit	\$14,906,734.19	8.1%	87	8.8%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,726,802.41	0.9%	10	1.0%
	\$184,833,727.03	100.0%	984	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$162,819,835.37	88.1%	855	86.9%
Investment	\$22,013,891.66	11.9%	129	13.1%
	\$184,833,727.03	100.0%	984	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$2,806,721.43	1.5%	14	1.4%
Pay-as-you-earn employee (casual)	\$7,461,385.68	4.0%	41	4.2%
Pay-as-you-earn employee (full time)	\$131,831,176.41	71.3%	678	68.9%
Pay-as-you-earn employee (part time)	\$16,916,154.71	9.2%	103	10.5%
Self employed	\$15,143,249.69	8.2%	76	7.7%
No data	\$10,675,039.11	5.8%	72	7.3%
Director	\$0.00	0.0%	0	0.0%
	\$184,833,727.03	100.0%	984	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$171,224,408.03	92.6%	924	93.9%
Genworth/Helia	\$13,609,319.00	7.4%	60	6.1%
	\$184,833,727.03	100.0%	984	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$179,433,199.17	97.1%	963	97.9%
0 > and <= 30 days	\$4,037,797.92	2.2%	15	1.5%
30 > and <= 60 days	\$112,444.59	0.1%	1	0.1%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$1,250,285.35	0.7%	5	0.5%
	\$184,833,727.03	100.0%	984	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$117,467,040.15	63.6%	664	67.5%
Fixed	\$67,366,686.88	36.4%	320	32.5%
	\$184,833,727.03	100.0%	984	100.0%

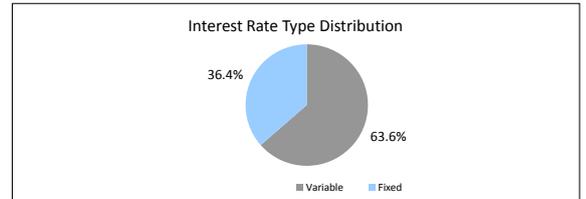
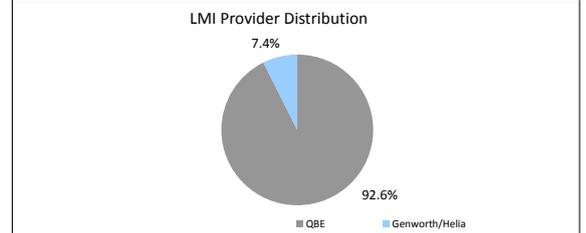
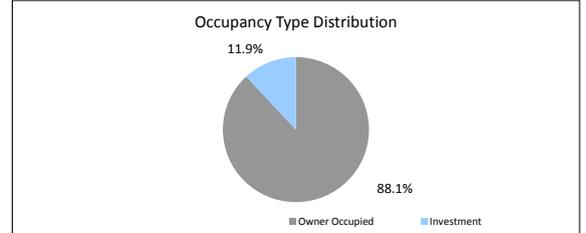
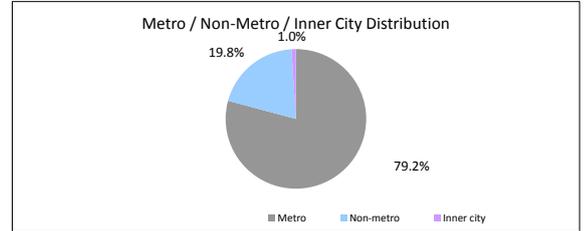
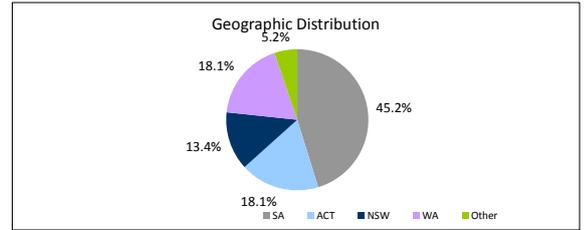
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	3.81%	320

TABLE 16

Foreclosure, Claims and Losses	Balance	Loan Count
Properties foreclosed (Current)	\$301,060.78	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.



The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **31-Aug-23**

SUMMARY		31-Aug-23
Pool Balance		\$7,761,299.71
Number of Loans		57
Avg Loan Balance		\$136,163.15
Maximum Loan Balance		\$514,576.53
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		4.97%
Weighted Avg Seasoning (mths)		79.7
Maximum Remaining Term (mths)		306.00
Weighted Avg Remaining Term (mths)		257.19
Maximum Current LVR		68.94%
Weighted Avg Current LVR		43.26%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$970,689.17	12.5%	20	35.1%
20% > & <= 30%		\$963,563.84	12.4%	10	17.5%
30% > & <= 40%		\$666,471.08	8.6%	4	7.0%
40% > & <= 50%		\$2,708,286.38	34.9%	12	21.1%
50% > & <= 60%		\$654,168.56	8.4%	4	7.0%
60% > & <= 65%		\$703,780.02	9.1%	3	5.3%
65% > & <= 70%		\$1,094,340.66	14.1%	4	7.0%
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%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000		\$293,561.74	3.8%	12	21.1%
\$50000 > & <= \$100000		\$1,105,613.87	14.2%	17	29.8%
\$100000 > & <= \$150000		\$1,128,733.92	14.5%	9	15.8%
\$150000 > & <= \$200000		\$490,414.15	6.3%	3	5.3%
\$200000 > & <= \$250000		\$1,104,151.66	14.2%	5	8.8%
\$250000 > & <= \$300000		\$1,612,976.27	20.8%	6	10.5%
\$300000 > & <= \$350000		\$344,581.66	4.4%	1	1.8%
\$350000 > & <= \$400000		\$739,894.34	9.5%	2	3.5%
\$400000 > & <= \$450000		\$426,795.57	5.5%	1	1.8%
\$450000 > & <= \$500000		\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000		\$514,576.53	6.6%	1	1.8%
> \$750,000		\$0.00	0.0%	0	0.0%
		\$7,761,299.71	100.0%	57	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		\$379,649.35	4.9%	1	1.8%
2 > & <= 3 years		\$0.00	0.0%	0	0.0%
3 > & <= 4 years		\$0.00	0.0%	0	0.0%
4 > & <= 5 years		\$1,099,856.49	14.2%	6	10.5%
5 > & <= 6 years		\$4,099,209.11	52.8%	20	35.1%
6 > & <= 7 years		\$368,247.71	4.7%	2	3.5%
7 > & <= 8 years		\$350,650.29	4.5%	4	7.0%
8 > & <= 9 years		\$147,110.39	1.9%	3	5.3%
9 > & <= 10 years		\$215,123.26	2.8%	4	7.0%
> 10 years		\$1,101,453.11	14.2%	17	29.8%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$2,259,238.17	29.1%	15	26.3%
New South Wales		\$663,336.01	8.5%	2	3.5%
Northern Territory		\$0.00	0.0%	0	0.0%
Queensland		\$0.00	0.0%	0	0.0%
South Australia		\$4,172,193.31	53.8%	35	61.4%
Tasmania		\$0.00	0.0%	0	0.0%
Victoria		\$0.00	0.0%	0	0.0%
Western Australia		\$666,532.22	8.6%	5	8.8%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$6,735,452.21	86.8%	45	78.9%
Non-metro		\$989,843.81	12.8%	11	19.3%
Inner city		\$36,003.69	0.5%	1	1.8%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$7,101,776.13	91.5%	50	87.7%
Residential Unit		\$623,519.89	8.0%	6	10.5%
Rural		\$0.00	0.0%	0	0.0%
Semi-Rural		\$0.00	0.0%	0	0.0%
High Density		\$36,003.69	0.5%	1	1.8%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$7,014,141.77	90.4%	52	91.2%
Investment		\$747,157.94	9.6%	5	8.8%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$226,601.68	2.9%	1	1.8%
Pay-as-you-earn employee (casual)		\$53,309.89	0.7%	1	1.8%
Pay-as-you-earn employee (full time)		\$5,806,259.61	74.8%	43	75.4%
Pay-as-you-earn employee (part time)		\$1,059,194.00	13.6%	6	10.5%
Self employed		\$484,425.40	6.2%	3	5.3%
No data		\$0.00	0.0%	0	0.0%
Other		\$131,509.13	1.7%	3	5.3%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days		\$7,601,083.13	97.9%	56	98.2%
0 > and <= 30 days		\$160,216.58	2.1%	1	1.8%
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%
		\$7,761,299.71	100.0%	57	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$3,861,714.84	49.8%	36	63.2%
Fixed		\$3,899,584.87	50.2%	21	36.8%
		\$7,761,299.71	100.0%	57	100.0%

