

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Nov-23
Collections Period ending	31-Oct-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	AAA(sf)/AAAsf	460,000,000.00	424,835,762.64	424,835,762.64	92.36%	17/11/2023	5.25%	8.00%	8.61%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/11/2023	5.98%	2.75%	2.96%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/11/2023	6.98%	1.15%	1.24%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/11/2023	7.48%	0.25%	0.27%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/11/2023	10.78%	N/A	N/A	AU3FN0080651

	AT ISSUE	31-Oct-23
Pool Balance	\$495,999,885.13	\$461,146,589.92
Number of Loans	1,935	1,846
Avg Loan Balance	\$256,330.69	\$249,808.55
Maximum Loan Balance	\$986,752.58	\$977,303.61
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.45%
Weighted Avg Seasoning (mths)	55.1	59.1
Maximum Remaining Term (mths)	357.00	353.00
Weighted Avg Remaining Term (mths)	292.83	289.39
Maximum Current LVR	89.90%	90.69%
Weighted Avg Current LVR	56.66%	56.03%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$228,400.64	0.05%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	0	\$0.00	0.00%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$26,483,581.83	5.7%	381	20.6%
20% > & <= 30%	\$28,901,344.62	6.3%	181	9.8%
30% > & <= 40%	\$47,755,403.09	10.4%	214	11.6%
40% > & <= 50%	\$56,161,659.79	12.2%	205	11.1%
50% > & <= 60%	\$84,203,301.14	18.3%	267	14.5%
60% > & <= 65%	\$41,103,307.19	8.9%	123	6.7%
65% > & <= 70%	\$46,822,916.30	10.2%	139	7.5%
70% > & <= 75%	\$53,028,488.59	11.5%	131	7.1%
75% > & <= 80%	\$35,177,168.80	7.6%	93	5.0%
80% > & <= 85%	\$17,387,109.48	3.8%	56	3.0%
85% > & <= 90%	\$23,791,795.45	5.2%	55	3.0%
90% > & <= 95%	\$330,513.64	0.1%	1	0.1%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$461,146,589.92	100.0%	1,846	100.0%

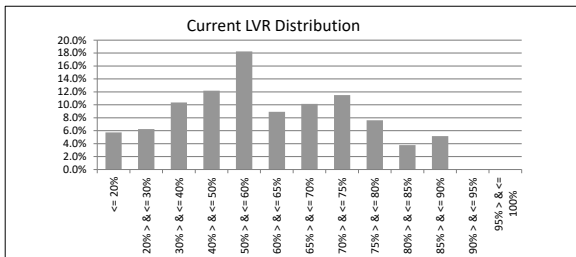


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$4,371,346.94	0.9%	68	3.7%
25% > & <= 30%	\$7,752,759.16	1.7%	79	4.3%
30% > & <= 40%	\$17,028,747.04	3.7%	107	5.8%
40% > & <= 50%	\$30,506,391.84	6.6%	148	8.0%
50% > & <= 60%	\$44,572,565.81	9.7%	194	10.5%
60% > & <= 65%	\$34,293,783.62	7.4%	134	7.3%
65% > & <= 70%	\$44,045,122.23	9.6%	178	9.6%
70% > & <= 75%	\$53,248,797.26	11.5%	192	10.4%
75% > & <= 80%	\$146,425,574.56	31.8%	481	26.1%
80% > & <= 85%	\$6,380,594.23	1.4%	22	1.2%
85% > & <= 90%	\$40,935,116.62	8.9%	134	7.3%
90% > & <= 95%	\$31,377,918.85	6.8%	108	5.9%
95% > & <= 100%	\$207,871.76	0.0%	1	0.1%
	\$461,146,589.92	100.0%	1,846	100.0%

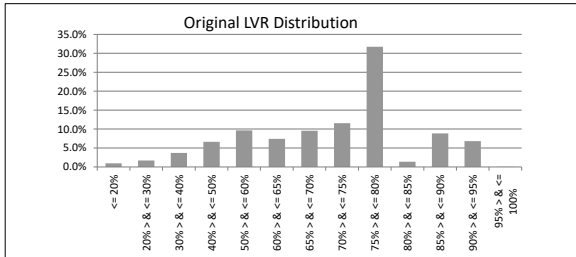


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,910,468.64	1.1%	104	5.6%
10 year > & <= 12 years	\$3,727,972.08	0.8%	59	3.2%
12 year > & <= 14 years	\$8,305,531.93	1.8%	86	4.7%
14 year > & <= 16 years	\$11,007,107.71	2.4%	100	5.4%
16 year > & <= 18 years	\$22,606,322.26	4.9%	142	7.7%
18 year > & <= 20 years	\$31,164,988.36	6.8%	171	9.3%
20 year > & <= 22 years	\$36,435,997.01	7.9%	158	8.6%
22 year > & <= 24 years	\$58,117,307.36	12.6%	237	12.8%
24 year > & <= 26 years	\$84,516,737.84	18.3%	257	13.9%
26 year > & <= 28 years	\$124,485,056.17	27.0%	335	18.1%
28 year > & <= 31 years	\$75,869,100.56	16.5%	197	10.7%
	\$461,146,589.92	100.0%	1,846	100.0%

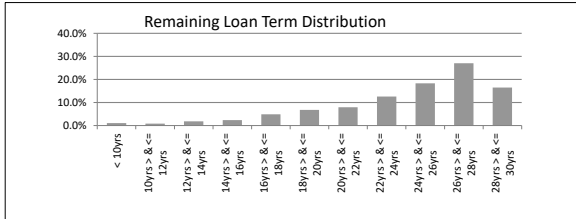


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$28,219,923.90	6.1%	517	28.0%
\$100000 > & <= \$200000	\$53,686,722.07	11.6%	362	19.6%
\$200000 > & <= \$300000	\$87,931,948.61	19.1%	350	19.0%
\$300000 > & <= \$400000	\$89,789,048.18	19.5%	257	13.9%
\$400000 > & <= \$500000	\$70,353,751.11	15.3%	158	8.6%
\$500000 > & <= \$600000	\$49,387,391.69	10.7%	90	4.9%
\$600000 > & <= \$700000	\$35,109,631.74	7.6%	54	2.9%
\$700000 > & <= \$800000	\$24,694,669.68	5.4%	33	1.8%
\$800000 > & <= \$900000	\$13,466,295.50	2.9%	16	0.9%
\$900000 > & <= \$1000000	\$8,507,207.44	1.8%	9	0.5%
	\$461,146,589.92	100.0%	1,846	100.0%

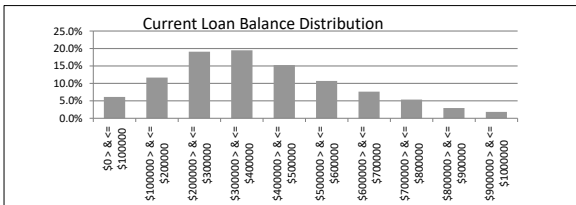


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$15,874,162.37	3.4%	39	2.1%
12 > & <= 18 mths	\$39,919,955.91	8.7%	113	6.1%
18 > & <= 24 mths	\$42,492,309.78	9.2%	132	7.2%
2 > & <= 3 years	\$70,685,838.43	15.3%	224	12.1%
3 > & <= 4 years	\$58,532,587.28	12.7%	195	10.6%
4 > & <= 5 years	\$57,679,125.54	12.5%	186	10.1%
5 > & <= 6 years	\$35,364,441.77	7.7%	124	6.7%
6 > & <= 7 years	\$40,821,248.87	8.9%	162	8.8%
7 > & <= 8 years	\$23,894,255.59	5.2%	127	6.9%
8 > & <= 9 years	\$19,590,182.60	4.2%	98	5.3%
9 > & <= 10 years	\$11,890,913.52	2.6%	78	4.2%
> 10 years	\$44,401,568.26	9.6%	368	19.9%
	\$461,146,589.92	100.0%	1,846	100.0%

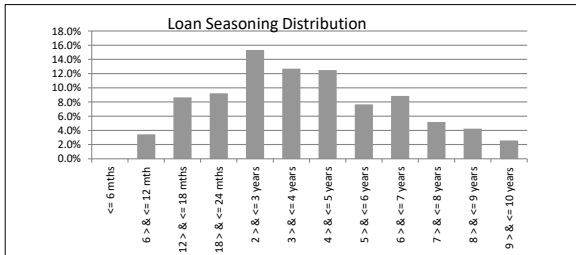


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$11,302,777.04	2.5%	32	1.7%
2914	\$10,358,393.98	2.2%	23	1.2%
2913	\$7,196,656.41	1.6%	18	1.0%
5608	\$6,157,639.67	1.3%	46	2.5%
2620	\$5,917,196.67	1.3%	19	1.0%
2615	\$4,867,168.52	1.1%	16	0.9%
2607	\$4,463,844.96	1.0%	9	0.5%
5600	\$4,253,520.70	0.9%	21	1.1%
2902	\$4,096,523.17	0.9%	20	1.1%
5700	\$4,079,495.53	0.9%	28	1.5%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Nov-23
Collections Period ending	31-Oct-23

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$87,972,252.53	19.1%	260	14.1%
New South Wales	\$76,107,015.18	16.5%	276	15.0%
Northern Territory	\$1,172,437.03	0.3%	4	0.2%
Queensland	\$12,636,932.18	2.7%	44	2.4%
South Australia	\$138,177,915.60	30.0%	769	41.7%
Tasmania	\$3,094,172.17	0.7%	8	0.4%
Victoria	\$76,430,077.59	16.6%	222	12.0%
Western Australia	\$65,555,787.64	14.2%	263	14.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$357,677,354.72	77.6%	1319	71.5%
Non-metro	\$100,928,030.76	21.9%	521	28.2%
Inner city	\$2,541,204.44	0.6%	6	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$417,731,521.10	90.6%	1663	90.1%
Residential Unit	\$40,220,534.98	8.7%	173	9.4%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$3,194,533.84	0.7%	10	0.5%
Undefined	\$0.00	0.0%	0	0.0%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$372,670,935.02	80.8%	1518	82.2%
Investment	\$88,475,654.90	19.2%	328	17.8%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$8,390,128.76	1.8%	28	1.5%
Pay-as-you-earn employee (casual)	\$16,915,992.25	3.7%	81	4.4%
Pay-as-you-earn employee (full time)	\$353,783,408.87	76.7%	1327	71.9%
Pay-as-you-earn employee (part time)	\$31,012,808.79	6.7%	146	7.9%
Self employed	\$25,557,775.15	5.5%	113	6.1%
No data	\$25,486,476.10	5.5%	151	8.2%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$436,472,803.81	94.6%	1745	94.5%
Genworth	\$24,673,786.11	5.4%	101	5.5%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$454,713,231.85	98.6%	1822	98.7%
0 > and <= 30 days	\$6,204,957.43	1.3%	23	1.2%
30 > and <= 60 days	\$228,400.64	0.0%	1	0.1%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$0.00	0.0%	0	0.0%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$426,089,732.45	92.4%	1728	93.6%
Fixed	\$35,056,857.47	7.6%	118	6.4%
	\$461,146,589.92	100.0%	1,846	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.58%	118
Variable Interest Rate	6.52%	1728

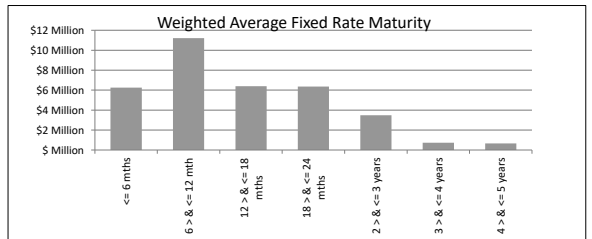
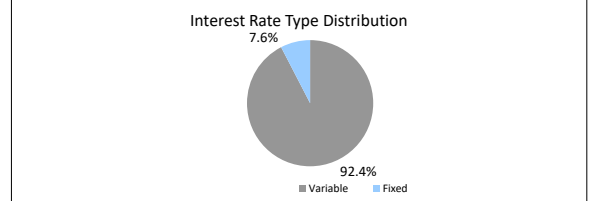
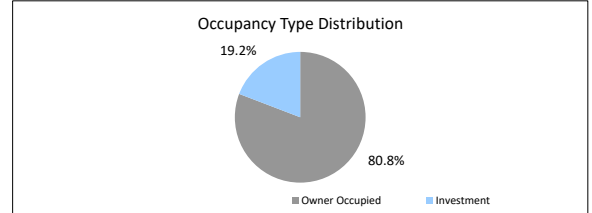
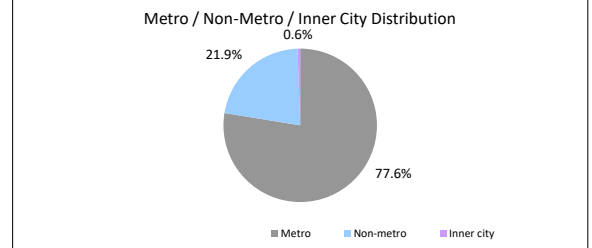
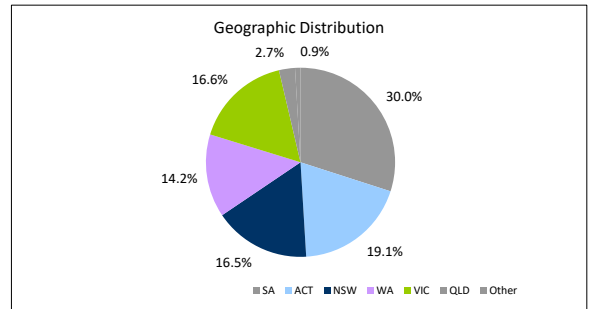
TABLE 16

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	\$6,248,327.52	17.8%	20	4.60%
6 > & <= 12 mth	\$11,213,908.13	32.0%	38	5.81%
12 > & <= 18 mths	\$6,386,368.31	18.2%	19	5.73%
18 > & <= 24 mths	\$6,350,687.25	18.1%	23	5.76%
2 > & <= 3 years	\$3,475,003.52	9.9%	12	5.84%
3 > & <= 4 years	\$729,352.87	2.1%	2	5.99%
4 > & <= 5 years	\$653,209.87	1.9%	4	6.18%
	\$35,056,857.47	100.0%	118	



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-Oct-23**

SUMMARY		31-Oct-23
Pool Balance		\$24,558,029.07
Number of Loans		94
Avg Loan Balance		\$261,255.63
Maximum Loan Balance		\$875,401.98
Minimum Loan Balance		\$51,302.05
Weighted Avg Interest Rate		6.11%
Weighted Avg Seasoning (mths)		56.4
Maximum Remaining Term (mths)		349.00
Weighted Avg Remaining Term (mths)		292.90
Maximum Current LVR		90.00%
Weighted Avg Current LVR		57.41%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
	<= 20%	\$1,682,654.75	6.9%	15	16.0%
	20% > & <= 30%	\$1,902,262.31	7.7%	11	11.7%
	30% > & <= 40%	\$1,745,458.86	7.1%	8	8.5%
	40% > & <= 50%	\$2,809,553.29	11.4%	10	10.6%
	50% > & <= 60%	\$3,362,637.47	13.7%	12	12.8%
	60% > & <= 65%	\$4,180,971.57	17.0%	14	14.9%
	65% > & <= 70%	\$673,658.61	2.7%	3	3.2%
	70% > & <= 75%	\$1,628,599.25	6.6%	5	5.3%
	75% > & <= 80%	\$3,076,099.35	12.5%	7	7.4%
	80% > & <= 85%	\$830,118.89	3.4%	2	2.1%
	85% > & <= 90%	\$2,666,014.72	10.9%	7	7.4%
	90% > & <= 95%	\$0.00	0.0%	0	0.0%
	95% > & <= 100%	\$0.00	0.0%	0	0.0%
		\$24,558,029.07	100.0%	94	100.0%

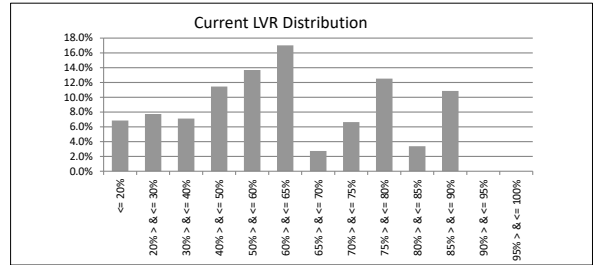


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
	\$0 > & <= \$100000	\$1,222,946.48	5.0%	16	17.0%
	\$100000 > & <= \$200000	\$4,094,148.65	16.7%	27	28.7%
	\$200000 > & <= \$300000	\$4,928,621.48	20.1%	20	21.3%
	\$300000 > & <= \$400000	\$5,241,334.28	21.3%	15	16.0%
	\$400000 > & <= \$500000	\$3,147,501.87	12.8%	7	7.4%
	\$500000 > & <= \$600000	\$1,615,210.45	6.6%	3	3.2%
	\$600000 > & <= \$700000	\$1,210,515.54	4.9%	2	2.1%
	\$700000 > & <= \$800000	\$2,222,348.34	9.0%	3	3.2%
	\$800000 > & <= \$900000	\$875,401.98	3.6%	1	1.1%
	\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
		\$24,558,029.07	100.0%	94	100.0%

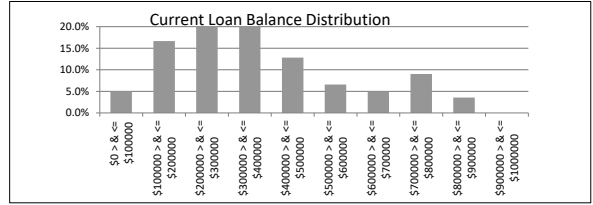


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
	<= 6 mths	\$0.00	0.0%	0	0.0%
	> & <= 12 mth	\$1,555,717.26	6.3%	4	4.3%
	12 > & <= 18 mths	\$1,572,335.89	6.4%	3	3.2%
	18 > & <= 24 mths	\$5,278,246.03	21.5%	13	13.8%
	2 > & <= 3 years	\$2,839,673.03	11.6%	12	12.8%
	3 > & <= 4 years	\$3,680,074.61	15.0%	14	14.9%
	4 > & <= 5 years	\$1,863,561.68	7.6%	7	7.4%
	5 > & <= 6 years	\$1,163,667.99	4.7%	5	5.3%
	6 > & <= 7 years	\$792,918.23	3.2%	2	2.1%
	7 > & <= 8 years	\$1,277,174.38	5.2%	8	8.5%
	8 > & <= 9 years	\$135,072.38	0.6%	1	1.1%
	9 > & <= 10 years	\$1,206,517.59	4.9%	4	4.3%
	> 10 years	\$3,193,070.00	13.0%	21	22.3%
		\$24,558,029.07	100.0%	94	100.0%

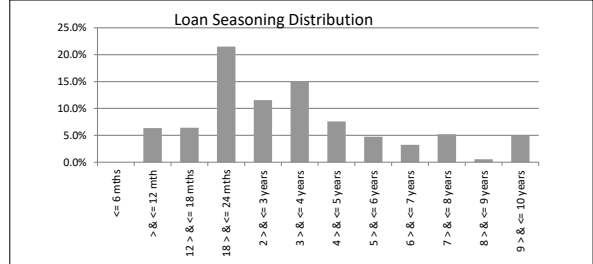


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Australian Capital Territory	\$5,028,282.92	20.5%	13	13.8%
	New South Wales	\$3,967,748.34	16.2%	12	12.8%
	Northern Territory	\$229,548.15	0.9%	1	1.1%
	Queensland	\$441,248.54	1.8%	2	2.1%
	South Australia	\$8,113,140.87	33.0%	37	39.4%
	Tasmania	\$207,362.61	0.8%	1	1.1%
	Victoria	\$3,062,949.35	12.5%	13	13.8%
	Western Australia	\$3,507,748.29	14.3%	15	16.0%
		\$24,558,029.07	100.0%	94	100.0%

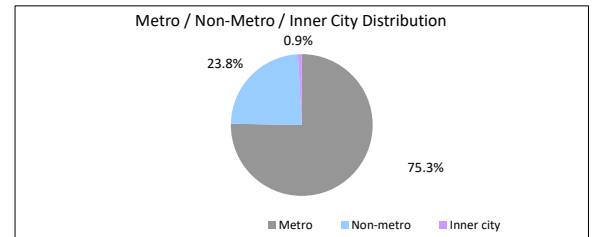


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
	Metro	\$18,492,743.56	75.3%	61	64.9%
	Non-metro	\$5,851,989.94	23.8%	32	34.0%
	Inner city	\$213,295.57	0.9%	1	1.1%
		\$24,558,029.07	100.0%	94	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
	Residential House	\$22,063,045.67	89.8%	84	89.4%
	Residential Unit	\$2,281,687.83	9.3%	9	9.6%
	Rural	\$0.00	0.0%	0	0.0%
	Semi-Rural	\$0.00	0.0%	0	0.0%
	High Density	\$213,295.57	0.9%	1	1.1%
		\$24,558,029.07	100.0%	94	100.0%

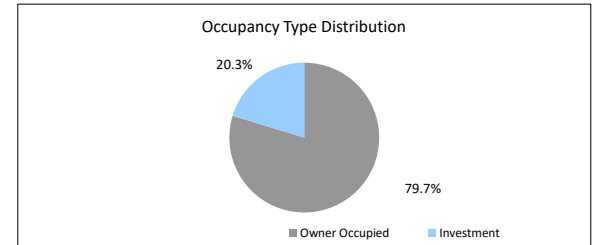


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
	Owner Occupied	\$19,576,547.57	79.7%	72	76.6%
	Investment	\$4,981,481.50	20.3%	22	23.4%
		\$24,558,029.07	100.0%	94	100.0%

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)	\$334,921.58	1.4%	2	2.1%
	Pay-as-you-earn employee (full time)	\$20,710,954.14	84.3%	74	78.7%
	Pay-as-you-earn employee (part time)	\$1,687,132.95	6.9%	10	10.6%
	Self employed	\$524,090.07	2.1%	2	2.1%
	No data	\$999,209.12	4.1%	4	4.3%
	Other	\$301,721.21	1.2%	2	2.1%
		\$24,558,029.07	100.0%	94	100.0%

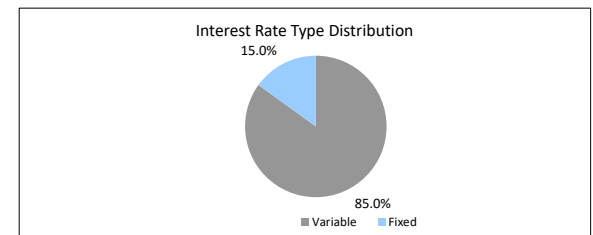


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
	<=0 days	\$24,480,096.73	99.7%	93	98.9%
	0 > and <= 30 days	\$0.00	0.0%	0	0.0%
	30 > and <= 60 days	\$77,932.34	0.3%	1	1.1%
	60 > and <= 90 days	\$0.00	0.0%	0	0.0%
	90 > days	\$0.00	0.0%	0	0.0%
		\$24,558,029.07	100.0%	94	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
	Variable	\$20,865,057.36	85.0%	81	86.2%
	Fixed	\$3,692,971.09	15.0%	13	13.8%
		\$24,558,029.07	100.0%	94	100.0%