

# The Barton Series 2019-1 Trust

## Investor Reporting

Payment Date	18-Aug-25
Collections Period ending	31-Jul-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-1R	AAA(sf)/AAAsf	103,423,076.09	101,275,459.22	101,275,459.22	97.92%	18/08/2025	4.74%	16.28%	16.28%	AU3FN0092789
A-2	AAA(sf)/AAAsf	18,500,000.00	9,110,601.31	9,110,601.31	49.25%	18/08/2025	5.22%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	3,693,487.00	3,693,487.00	49.25%	18/08/2025	5.37%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	4,062,835.73	4,062,835.73	49.25%	18/08/2025	5.62%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	2,216,092.22	2,216,092.22	49.25%	18/08/2025	6.27%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	615,581.18	615,581.18	49.25%	18/08/2025	9.57%	N/A	N/A	AU3FN0051785

	AT ISSUE	31-Jul-25
Pool Balance	\$495,996,628.58	\$120,013,945.10
Number of Loans	1,974	726
Avg Loan Balance	\$251,264.76	\$165,308.46
Maximum Loan Balance	\$742,616.96	\$656,655.14
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	6.07%
Weighted Avg Seasoning (mths)	43.03	115.61
Maximum Remaining Term (mths)	353.00	292.00
Weighted Avg Remaining Term (mths)	297.68	229.84
Maximum Current LVR	89.70%	78.65%
Weighted Avg Current LVR	59.88%	44.12%

	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$228,319.67	0.19%
60 > and <= 90 days	1	\$99,993.79	0.08%
90 > days	2	\$355,710.90	0.30%

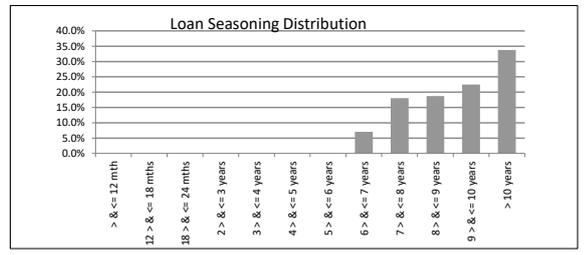
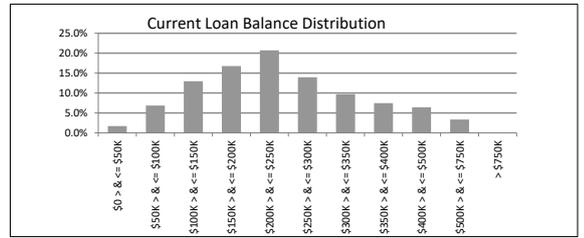
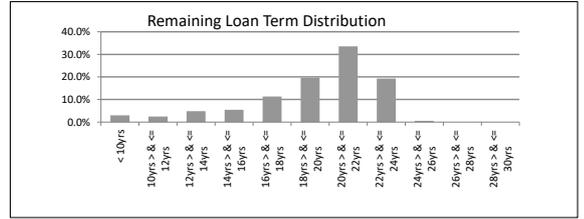
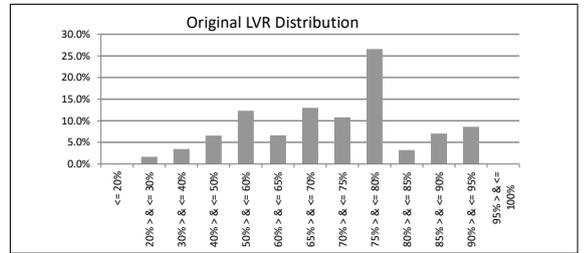
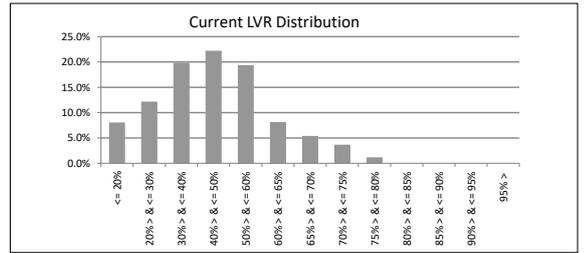
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,667,590.02	8.1%	191	26.3%
20% > & <= 30%	\$14,600,242.34	12.2%	110	15.2%
30% > & <= 40%	\$23,814,740.32	19.8%	130	17.9%
40% > & <= 50%	\$26,648,547.22	22.2%	117	16.1%
50% > & <= 60%	\$23,245,560.71	19.4%	98	13.5%
60% > & <= 65%	\$9,746,307.46	8.1%	37	5.1%
65% > & <= 70%	\$6,496,715.01	5.4%	22	3.0%
70% > & <= 75%	\$4,379,478.59	3.6%	16	2.2%
75% > & <= 80%	\$1,414,763.43	1.2%	5	0.7%
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%
	<b>\$120,013,945.10</b>	<b>100.0%</b>	<b>726</b>	<b>100.0%</b>

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$129,151.19	0.1%	5	0.7%
25% > & <= 30%	\$1,978,407.57	1.6%	28	3.9%
30% > & <= 40%	\$4,157,141.80	3.5%	43	5.9%
40% > & <= 50%	\$7,882,504.88	6.6%	74	10.2%
50% > & <= 60%	\$14,765,896.35	12.3%	90	12.4%
60% > & <= 65%	\$7,989,197.10	6.7%	58	8.0%
65% > & <= 70%	\$15,679,353.17	13.0%	86	11.8%
70% > & <= 75%	\$12,956,222.74	10.8%	71	9.8%
75% > & <= 80%	\$31,905,516.65	26.6%	172	23.7%
80% > & <= 85%	\$3,879,027.34	3.2%	19	2.6%
85% > & <= 90%	\$8,481,973.42	7.1%	35	4.8%
90% > & <= 95%	\$10,309,552.89	8.6%	45	6.2%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	<b>\$120,013,945.10</b>	<b>100.0%</b>	<b>726</b>	<b>100.0%</b>

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,593,816.12	3.0%	55	7.6%
10 year > & <= 12 years	\$2,931,472.10	2.4%	29	4.0%
12 year > & <= 14 years	\$5,818,697.76	4.8%	47	6.5%
14 year > & <= 16 years	\$6,532,786.30	5.4%	50	6.9%
16 year > & <= 18 years	\$13,561,132.29	11.3%	90	12.4%
18 year > & <= 20 years	\$23,542,645.06	19.6%	139	19.1%
20 year > & <= 22 years	\$40,273,209.03	33.6%	208	28.7%
22 year > & <= 24 years	\$23,103,531.30	19.3%	107	14.7%
24 year > & <= 26 years	\$656,655.14	0.5%	1	0.1%
26 year > & <= 28 years	\$0.00	0.0%	0	0.0%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	<b>\$120,013,945.10</b>	<b>100.0%</b>	<b>726</b>	<b>100.0%</b>

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$2,067,560.08	1.7%	121	16.7%
\$50000 > & <= \$100000	\$8,252,577.03	6.9%	109	15.0%
\$100000 > & <= \$150000	\$15,538,364.69	12.9%	124	17.1%
\$150000 > & <= \$200000	\$20,129,927.80	16.8%	116	16.0%
\$200000 > & <= \$250000	\$24,874,788.65	20.7%	111	15.3%
\$250000 > & <= \$300000	\$16,769,336.10	14.0%	61	8.4%
\$300000 > & <= \$350000	\$11,669,479.95	9.7%	36	5.0%
\$350000 > & <= \$400000	\$8,956,214.43	7.5%	24	3.3%
\$400000 > & <= \$450000	\$3,485,425.36	2.9%	8	1.1%
\$450000 > & <= \$500000	\$4,238,526.38	3.5%	9	1.2%
\$500000 > & <= \$750000	\$4,031,744.63	3.4%	7	1.0%
> \$750,000	\$0.00	0.0%	0	0.0%
	<b>\$120,013,945.10</b>	<b>100.0%</b>	<b>726</b>	<b>100.0%</b>

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	\$8,444,426.78	7.0%	49	6.7%
7 > & <= 8 years	\$21,654,788.92	18.0%	108	14.9%
8 > & <= 9 years	\$22,450,305.35	18.7%	133	18.3%
9 > & <= 10 years	\$26,976,450.65	22.5%	156	21.5%
> 10 years	\$40,487,973.40	33.7%	280	38.6%
	<b>\$120,013,945.10</b>	<b>100.0%</b>	<b>726</b>	<b>100.0%</b>



# The Barton Series 2019-1 Trust

## Investor Reporting

Payment Date	18-Aug-25
Collections Period ending	31-Jul-25

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$3,427,111.21	2.9%	19	2.6%
2617	\$3,067,232.89	2.6%	14	1.9%
2611	\$2,748,768.17	2.3%	7	1.0%
2914	\$2,700,101.62	2.2%	11	1.5%
5162	\$2,048,666.78	1.7%	15	2.1%
2905	\$1,778,135.62	1.5%	9	1.2%
2602	\$1,602,749.82	1.3%	8	1.1%
5169	\$1,546,472.44	1.3%	10	1.4%
6110	\$1,461,978.49	1.2%	5	0.7%
5159	\$1,371,472.78	1.1%	10	1.4%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$23,937,995.72	19.9%	117	16.1%
New South Wales	\$16,167,145.30	13.5%	98	13.5%
Northern Territory	\$866,613.19	0.7%	3	0.4%
Queensland	\$454,656.18	0.4%	4	0.6%
South Australia	\$52,407,722.26	43.7%	375	51.7%
Tasmania	\$383,929.82	0.3%	2	0.3%
Victoria	\$4,187,630.75	3.5%	19	2.6%
Western Australia	\$21,608,251.88	18.0%	108	14.9%
	\$120,013,945.10	100.0%	726	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$100,809,120.61	84.0%	594	81.8%
Non-metro	\$18,101,870.89	15.1%	126	17.4%
Inner city	\$1,102,953.60	0.9%	6	0.8%
	\$120,013,945.10	100.0%	726	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$109,925,288.25	91.6%	659	90.8%
Residential Unit	\$8,888,606.34	7.4%	59	8.1%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,200,050.51	1.0%	8	1.1%
	\$120,013,945.10	100.0%	726	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$104,625,306.94	87.2%	633	87.2%
Investment	\$15,388,638.16	12.8%	93	12.8%
	\$120,013,945.10	100.0%	726	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$1,247,594.23	1.0%	8	1.1%
Pay-as-you-earn employee (casual)	\$3,933,016.02	3.3%	26	3.6%
Pay-as-you-earn employee (full time)	\$86,093,204.19	71.7%	504	69.4%
Pay-as-you-earn employee (part time)	\$10,776,393.72	9.0%	74	10.2%
Self employed	\$10,598,258.10	8.8%	60	8.3%
No data	\$7,365,478.84	6.1%	54	7.4%
Director	\$0.00	0.0%	0	0.0%
	\$120,013,945.10	100.0%	726	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$111,570,696.10	93.0%	684	94.2%
Genworth/Helia	\$8,443,249.00	7.0%	42	5.8%
	\$120,013,945.10	100.0%	726	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$118,430,921.20	98.7%	716	98.6%
0 > and <= 30 days	\$897,959.54	0.7%	6	0.8%
30 > and <= 60 days	\$229,319.67	0.2%	1	0.1%
60 > and <= 90 days	\$99,993.79	0.1%	1	0.1%
90 > days	\$355,710.90	0.3%	2	0.3%
	\$120,013,945.10	100.0%	726	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$101,522,629.75	84.6%	630	86.8%
Fixed	\$18,491,315.35	15.4%	96	13.2%
	\$120,013,945.10	100.0%	726	100.0%

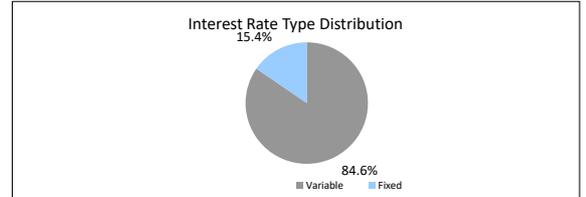
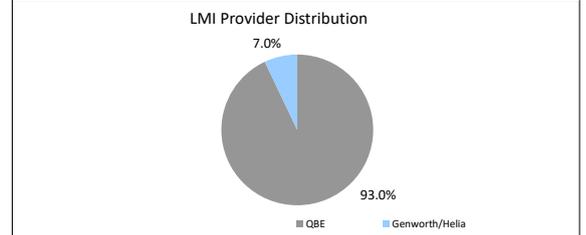
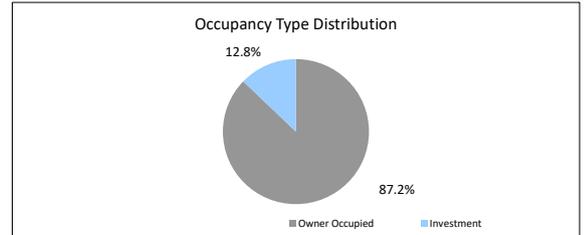
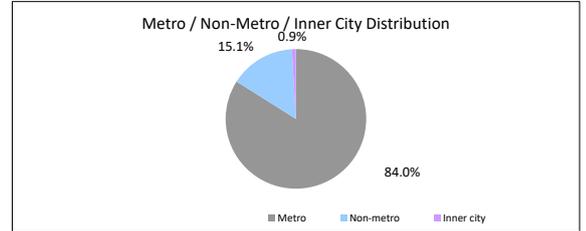
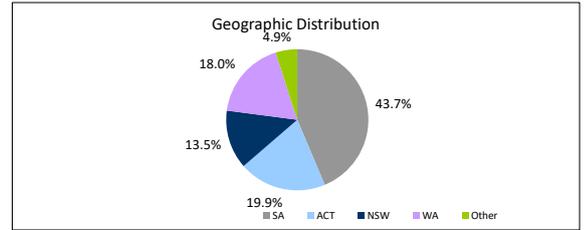
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.10%	96

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.



# The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **31-Jul-25**

SUMMARY		31-Jul-25
Pool Balance		\$5,593,032.22
Number of Loans		50
Avg Loan Balance		\$111,860.64
Maximum Loan Balance		\$493,247.07
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		6.36%
Weighted Avg Seasoning (mths)		105.9
Maximum Remaining Term (mths)		283.00
Weighted Avg Remaining Term (mths)		242.01
Maximum Current LVR		69.28%
Weighted Avg Current LVR		43.84%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
	<= 20%	\$555,879.22	9.9%	21	42.0%
	20% > & <= 30%	\$787,063.13	14.1%	8	16.0%
	30% > & <= 40%	\$354,482.53	6.3%	4	8.0%
	40% > & <= 50%	\$2,070,790.46	37.0%	9	18.0%
	50% > & <= 60%	\$328,417.44	5.9%	1	2.0%
	60% > & <= 65%	\$548,194.23	9.8%	2	4.0%
	65% > & <= 70%	\$948,205.21	17.0%	5	10.0%
	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%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
	\$0 > & <= \$50000	\$408,897.56	7.3%	20	40.0%
	\$50000 > & <= \$100000	\$734,118.87	13.1%	10	20.0%
	\$100000 > & <= \$150000	\$372,757.54	6.7%	3	6.0%
	\$150000 > & <= \$200000	\$819,592.42	14.7%	5	10.0%
	\$200000 > & <= \$250000	\$1,354,040.40	24.2%	6	12.0%
	\$250000 > & <= \$300000	\$1,081,960.92	19.3%	4	8.0%
	\$300000 > & <= \$350000	\$328,417.44	5.9%	1	2.0%
	\$350000 > & <= \$400000	\$0.00	0.0%	0	0.0%
	\$400000 > & <= \$450000	\$0.00	0.0%	0	0.0%
	\$450000 > & <= \$500000	\$493,247.07	8.8%	1	2.0%
	\$500000 > & <= \$750000	\$0.00	0.0%	0	0.0%
	> \$750,000	\$0.00	0.0%	0	0.0%
		\$5,593,032.22	100.0%	50	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	\$1,348,856.07	24.1%	11	22.0%
	7 > & <= 8 years	\$2,421,483.41	43.3%	12	24.0%
	8 > & <= 9 years	\$151,537.41	2.7%	1	2.0%
	9 > & <= 10 years	\$710,800.19	12.7%	5	10.0%
	> 10 years	\$960,355.14	17.2%	21	42.0%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Australian Capital Territory	\$1,622,210.51	29.0%	14	28.0%
	New South Wales	\$657,196.61	11.8%	3	6.0%
	Northern Territory	\$0.00	0.0%	0	0.0%
	Queensland	\$0.00	0.0%	0	0.0%
	South Australia	\$2,839,391.17	50.8%	28	56.0%
	Tasmania	\$0.00	0.0%	0	0.0%
	Victoria	\$0.00	0.0%	0	0.0%
	Western Australia	\$474,233.93	8.5%	5	10.0%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
	Metro	\$4,763,470.53	85.2%	42	84.0%
	Non-metro	\$818,558.00	14.6%	7	14.0%
	Inner city	\$11,003.69	0.2%	1	2.0%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
	Residential House	\$5,257,166.14	94.0%	45	90.0%
	Residential Unit	\$324,862.39	5.8%	4	8.0%
	Rural	\$0.00	0.0%	0	0.0%
	Semi-Rural	\$0.00	0.0%	0	0.0%
	High Density	\$11,003.69	0.2%	1	2.0%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
	Owner Occupied	\$5,041,574.49	90.1%	47	94.0%
	Investment	\$551,457.73	9.9%	3	6.0%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Contractor	\$205,906.55	3.7%	1	2.0%
	Pay-as-you-earn employee (casual)	\$342,192.09	6.1%	2	4.0%
	Pay-as-you-earn employee (full time)	\$4,153,041.66	74.3%	37	74.0%
	Pay-as-you-earn employee (part time)	\$651,570.49	11.6%	5	10.0%
	Self employed	\$112,144.81	2.0%	2	4.0%
	No data	\$0.00	0.0%	0	0.0%
	Other	\$128,176.62	2.3%	3	6.0%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
	<=0 days	\$5,593,032.22	100.0%	50	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%
		\$5,593,032.22	100.0%	50	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
	Variable	\$4,858,918.34	86.9%	46	92.0%
	Fixed	\$734,113.88	13.1%	4	8.0%
		\$5,593,032.22	100.0%	50	100.0%

