

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Dec-25
Collections Period ending	30-Nov-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	243,469,402.53	243,469,402.53	52.93%	17/12/2025	4.72%	8.00%	14.11%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/12/2025	5.45%	2.75%	4.85%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/12/2025	6.45%	1.15%	2.03%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/12/2025	6.95%	0.25%	0.44%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/12/2025	10.25%	N/A	N/A	AU3FN0080651

	AT ISSUE	30-Nov-25
Pool Balance	\$495,999,885.13	\$281,219,645.37
Number of Loans	1,935	1,302
Avg Loan Balance	\$256,330.69	\$215,990.51
Maximum Loan Balance	\$986,752.58	\$924,595.84
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	5.81%
Weighted Avg Seasoning (mths)	55.1	84.4
Maximum Remaining Term (mths)	357.00	328.00
Weighted Avg Remaining Term (mths)	292.83	265.40
Maximum Current LVR	89.90%	88.02%
Weighted Avg Current LVR	56.66%	51.34%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$102,615.94	0.04%
60 > and <= 90 days	1	\$368,408.74	0.13%
90 > days	2	\$276,416.44	0.10%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$19,886,151.05	7.1%	361	27.7%
20% > & <= 30%	\$24,004,921.13	8.5%	146	11.2%
30% > & <= 40%	\$32,054,127.90	11.4%	158	12.0%
40% > & <= 50%	\$48,234,362.97	17.2%	167	12.8%
50% > & <= 60%	\$55,889,797.58	19.9%	186	14.3%
60% > & <= 65%	\$26,040,443.92	9.3%	78	6.0%
65% > & <= 70%	\$24,770,840.54	8.8%	69	5.3%
70% > & <= 75%	\$19,135,714.48	6.8%	59	4.5%
75% > & <= 80%	\$14,681,202.66	5.2%	38	2.9%
80% > & <= 85%	\$11,550,899.18	4.1%	30	2.3%
85% > & <= 90%	\$4,971,183.96	1.8%	12	0.9%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$281,219,645.37	100.0%	1,302	100.0%

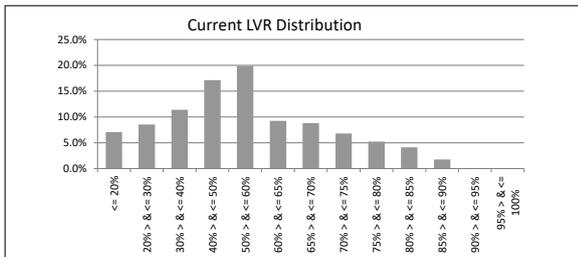


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$2,763,334.49	1.0%	50	3.8%
25% > & <= 30%	\$3,328,555.79	1.2%	51	3.9%
30% > & <= 40%	\$10,216,902.36	3.6%	76	5.8%
40% > & <= 50%	\$20,765,623.40	7.4%	110	8.4%
50% > & <= 60%	\$28,103,799.41	10.0%	134	10.3%
60% > & <= 65%	\$19,559,534.18	7.0%	93	7.1%
65% > & <= 70%	\$27,773,570.47	9.9%	134	10.3%
70% > & <= 75%	\$31,149,855.29	11.1%	135	10.4%
75% > & <= 80%	\$86,843,234.49	30.9%	336	25.8%
80% > & <= 85%	\$4,864,029.59	1.7%	17	1.3%
85% > & <= 90%	\$27,165,080.16	9.7%	96	7.4%
90% > & <= 95%	\$18,490,341.29	6.6%	69	5.3%
95% > & <= 100%	\$195,784.45	0.1%	1	0.1%
	\$281,219,645.37	100.0%	1,302	100.0%

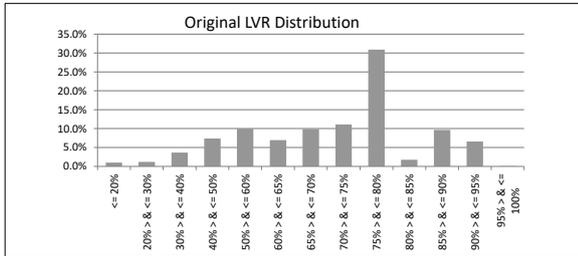


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,721,472.28	1.7%	115	8.8%
10 year > & <= 12 years	\$4,680,911.08	1.7%	66	5.1%
12 year > & <= 14 years	\$6,504,070.35	2.3%	77	5.9%
14 year > & <= 16 years	\$14,636,091.40	5.2%	109	8.4%
16 year > & <= 18 years	\$20,052,436.07	7.1%	127	9.8%
18 year > & <= 20 years	\$21,831,671.75	7.8%	109	8.4%
20 year > & <= 22 years	\$33,854,900.38	12.0%	159	12.2%
22 year > & <= 24 years	\$55,445,346.18	19.7%	190	14.6%
24 year > & <= 26 years	\$76,563,060.11	27.2%	230	17.7%
26 year > & <= 28 years	\$42,929,685.77	15.3%	120	9.2%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$281,219,645.37	100.0%	1,302	100.0%

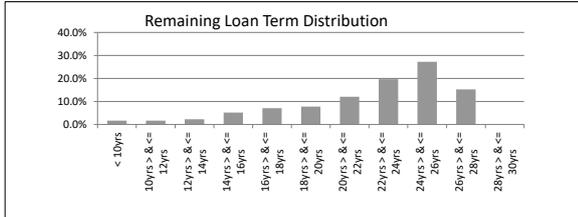


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$19,932,294.90	7.1%	456	35.0%
\$100000 > & <= \$200000	\$37,105,738.59	13.2%	249	19.1%
\$200000 > & <= \$300000	\$55,700,333.90	19.8%	223	17.1%
\$300000 > & <= \$400000	\$62,370,663.79	22.2%	179	13.7%
\$400000 > & <= \$500000	\$40,556,447.79	14.4%	91	7.0%
\$500000 > & <= \$600000	\$27,994,583.16	10.0%	51	3.9%
\$600000 > & <= \$700000	\$18,563,149.44	6.6%	29	2.2%
\$700000 > & <= \$800000	\$11,999,974.43	4.3%	16	1.2%
\$800000 > & <= \$900000	\$3,330,312.58	1.2%	4	0.3%
\$900000 > & <= \$1000000	\$3,666,146.79	1.3%	4	0.3%
	\$281,219,645.37	100.0%	1,302	100.0%

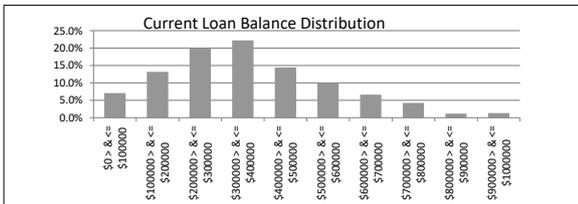


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$5,682,291.54	2.0%	10	0.8%
3 > & <= 4 years	\$47,036,167.88	16.7%	163	12.5%
4 > & <= 5 years	\$44,532,169.01	15.8%	150	11.5%
5 > & <= 6 years	\$39,207,467.35	13.9%	140	10.8%
6 > & <= 7 years	\$35,656,541.29	12.7%	130	10.0%
7 > & <= 8 years	\$23,482,345.44	8.4%	98	7.5%
8 > & <= 9 years	\$23,675,822.17	8.4%	110	8.4%
9 > & <= 10 years	\$14,097,560.69	5.0%	91	7.0%
> 10 years	\$47,849,280.00	17.0%	410	31.5%
	\$281,219,645.37	100.0%	1,302	100.0%

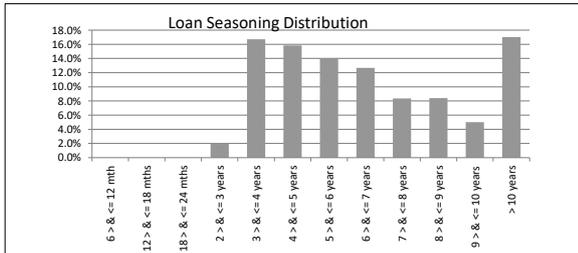


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$6,235,970.10	2.2%	23	1.8%
2914	\$6,195,309.80	2.2%	16	1.2%
2913	\$4,625,793.29	1.6%	15	1.2%
2620	\$4,172,804.61	1.5%	15	1.2%
5608	\$3,626,197.71	1.3%	32	2.5%
2902	\$3,550,083.32	1.3%	15	1.2%
5700	\$3,091,932.40	1.1%	22	1.7%
2905	\$2,808,642.59	1.0%	11	0.8%
2615	\$2,569,261.29	0.9%	11	0.8%
2650	\$2,559,660.35	0.9%	16	1.2%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Dec-25
Collections Period ending	30-Nov-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$46,569,678.68	16.6%	161	12.4%
New South Wales	\$53,648,274.20	19.1%	215	16.5%
Northern Territory	\$672,830.09	0.2%	3	0.2%
Queensland	\$6,751,072.29	2.4%	28	2.2%
South Australia	\$86,485,528.13	30.8%	558	42.9%
Tasmania	\$2,051,422.21	0.7%	6	0.5%
Victoria	\$47,069,513.59	16.7%	159	12.2%
Western Australia	\$37,971,326.18	13.5%	172	13.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$224,400,741.38	79.8%	953	73.2%
Non-metro	\$56,174,028.34	20.0%	346	26.6%
Inner city	\$644,875.65	0.2%	3	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$256,475,862.53	91.2%	1173	90.1%
Residential Unit	\$23,429,030.58	8.3%	124	9.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,314,752.26	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$227,129,971.01	80.8%	1085	83.3%
Investment	\$54,089,674.36	19.2%	217	16.7%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$5,202,728.73	1.9%	18	1.4%
Pay-as-you-earn employee (casual)	\$10,004,240.85	3.6%	53	4.1%
Pay-as-you-earn employee (full time)	\$214,729,969.21	76.4%	934	71.7%
Pay-as-you-earn employee (part time)	\$19,261,098.28	6.8%	96	7.4%
Self employed	\$16,493,458.90	5.9%	86	6.6%
No data	\$15,528,149.40	5.5%	115	8.8%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$267,388,605.36	95.1%	1236	94.9%
Genworth/Helia	\$13,831,040.01	4.9%	66	5.1%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$276,971,587.48	98.5%	1287	98.8%
0 > and <= 30 days	\$3,500,616.77	1.2%	11	0.8%
30 > and <= 60 days	\$102,615.94	0.0%	1	0.1%
60 > and <= 90 days	\$368,408.74	0.1%	1	0.1%
90 > days	\$276,416.44	0.1%	2	0.2%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$274,393,022.85	97.6%	1269	97.5%
Fixed	\$6,826,622.52	2.4%	33	2.5%
	\$281,219,645.37	100.0%	1,302	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.97%	33
Variable Interest Rate	5.81%	1269

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

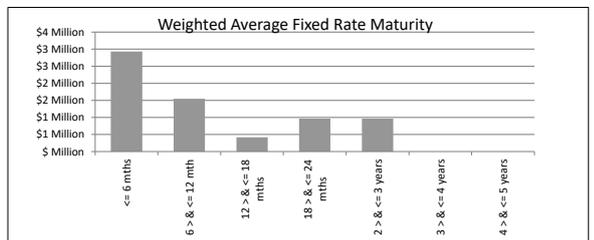
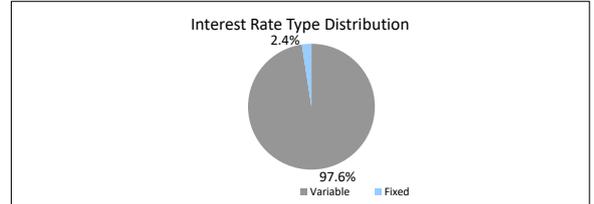
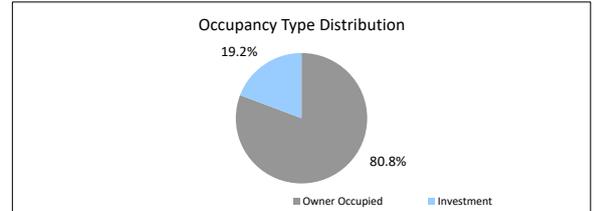
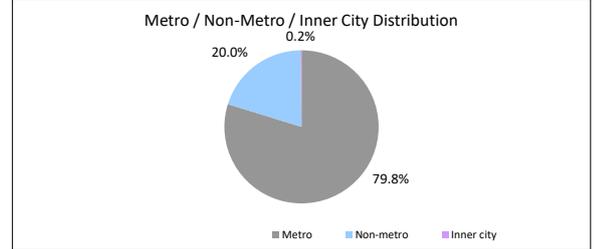
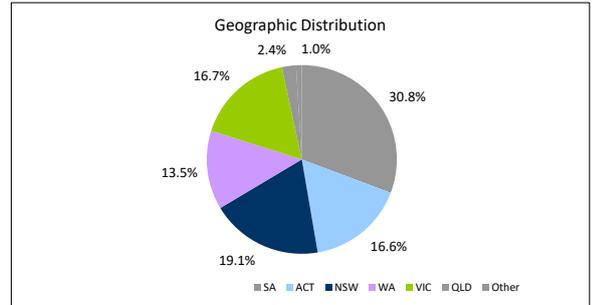
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$2,929,709.37	42.9%	11	5.85%
6 > & <= 12 mth	\$1,548,095.74	22.7%	9	6.14%
12 > & <= 18 mths	\$419,893.00	6.2%	3	5.43%
18 > & <= 24 mths	\$965,115.93	14.1%	5	5.88%
2 > & <= 3 years	\$963,808.48	14.1%	5	6.37%
3 > & <= 4 years	\$0.00	0.0%	0	#DIV/0!
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	\$6,826,622.52	100.0%	33	

TABLE 18

CPR	19.41%
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The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **30-Nov-25**

SUMMARY 30-Nov-25

Pool Balance	\$13,414,621.51
Number of Loans	59
Avg Loan Balance	\$227,366.47
Maximum Loan Balance	\$758,049.19
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	5.63%
Weighted Avg Seasoning (mths)	87.5
Maximum Remaining Term (mths)	324.00
Weighted Avg Remaining Term (mths)	262.35
Maximum Current LVR	86.00%
Weighted Avg Current LVR	53.80%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$795,251.50	5.9%	11	18.6%
20% > & <= 30%	\$558,700.26	4.2%	5	8.5%
30% > & <= 40%	\$1,286,299.58	9.6%	6	10.2%
40% > & <= 50%	\$2,498,702.85	18.6%	10	16.9%
50% > & <= 60%	\$2,743,824.50	20.5%	10	16.9%
60% > & <= 65%	\$1,734,388.80	12.9%	6	10.2%
65% > & <= 70%	\$575,485.76	4.3%	2	3.4%
70% > & <= 75%	\$838,869.97	6.3%	3	5.1%
75% > & <= 80%	\$1,809,359.97	13.5%	4	6.8%
80% > & <= 85%	\$0.00	0.0%	0	0.0%
85% > & <= 90%	\$573,758.52	4.3%	2	3.4%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
Total	\$13,414,621.51	100.0%	59	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$728,018.44	5.4%	14	23.7%
\$100000 > & <= \$200000	\$2,136,460.41	15.9%	16	27.1%
\$200000 > & <= \$300000	\$3,009,777.11	22.4%	12	20.3%
\$300000 > & <= \$400000	\$2,822,723.18	21.0%	8	13.6%
\$400000 > & <= \$500000	\$2,246,354.88	16.7%	5	8.5%
\$500000 > & <= \$600000	\$1,713,238.30	12.8%	3	5.1%
\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000	\$758,049.19	5.7%	1	1.7%
\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
Total	\$13,414,621.51	100.0%	59	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	\$3,567,431.82	26.6%	9	15.3%
4 > & <= 5 years	\$1,446,443.07	10.8%	7	11.9%
5 > & <= 6 years	\$1,852,466.26	13.8%	9	15.3%
6 > & <= 7 years	\$1,042,349.58	7.8%	5	8.5%
7 > & <= 8 years	\$1,467,380.04	10.9%	6	10.2%
8 > & <= 9 years	\$758,442.08	5.7%	2	3.4%
9 > & <= 10 years	\$394,594.90	2.9%	4	6.8%
> 10 years	\$2,885,513.76	21.5%	17	28.8%
Total	\$13,414,621.51	100.0%	59	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,988,370.04	14.8%	7	11.9%
New South Wales	\$1,859,687.58	13.9%	6	10.2%
Northern Territory	\$200,473.72	1.5%	1	1.7%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$5,404,457.45	40.3%	28	47.5%
Tasmania	\$196,012.53	1.5%	1	1.7%
Victoria	\$2,155,263.19	16.1%	9	15.3%
Western Australia	\$1,610,357.00	12.0%	7	11.9%
Total	\$13,414,621.51	100.0%	59	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$9,537,268.04	71.1%	36	61.0%
Non-metro	\$3,877,353.47	28.9%	23	39.0%
Inner city	\$0.00	0.0%	0	0.0%
Total	\$13,414,621.51	100.0%	59	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$12,393,172.08	92.4%	55	93.2%
Residential Unit	\$1,021,449.43	7.6%	4	6.8%
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%
Total	\$13,414,621.51	100.0%	59	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$11,717,910.04	87.4%	49	83.1%
Investment	\$1,696,711.47	12.6%	10	16.9%
Total	\$13,414,621.51	100.0%	59	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)	\$102,500.94	0.8%	1	1.7%
Pay-as-you-earn employee (full time)	\$11,440,311.55	85.3%	46	78.0%
Pay-as-you-earn employee (part time)	\$1,500,520.73	11.2%	10	16.9%
Self employed	\$334,559.60	2.5%	1	1.7%
No data	\$0.00	0.0%	0	0.0%
Other	\$36,728.69	0.3%	1	1.7%
Total	\$13,414,621.51	100.0%	59	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$12,394,233.37	92.4%	57	96.6%
0 > and <= 30 days	\$758,049.19	5.7%	1	1.7%
30 > and <= 60 days	\$0.00	0.0%	0	0.0%
60 > and <= 90 days	\$262,338.95	2.0%	1	1.7%
90 > days	\$0.00	0.0%	0	0.0%
Total	\$13,414,621.51	100.0%	59	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$12,672,674.23	94.5%	57	96.6%
Fixed	\$741,947.28	5.5%	2	3.4%
Total	\$13,414,621.51	100.0%	59	100.0%

