

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Mar-26
Collections Period ending	28-Feb-26

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	228,811,034.41	228,811,034.41	49.74%	17/03/2026	4.96%	8.00%	14.88%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/03/2026	5.69%	2.75%	5.12%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/03/2026	6.69%	1.15%	2.14%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/03/2026	7.19%	0.25%	0.47%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/03/2026	10.49%	N/A	N/A	AU3FN0080651

	AT ISSUE	28-Feb-26
Pool Balance	\$495,999,885.13	\$266,677,613.50
Number of Loans	1,935	1,255
Avg Loan Balance	\$256,330.69	\$212,492.12
Maximum Loan Balance	\$986,752.58	\$920,674.91
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.04%
Weighted Avg Seasoning (mths)	55.1	87.6
Maximum Remaining Term (mths)	357.00	325.00
Weighted Avg Remaining Term (mths)	292.83	262.57
Maximum Current LVR	89.90%	87.94%
Weighted Avg Current LVR	56.66%	50.66%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$45,747.08	0.02%
60 > and <= 90 days	1	\$366,344.21	0.14%
90 > days	2	\$723,200.45	0.27%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$19,543,329.16	7.3%	358	28.5%
20% > & <= 30%	\$25,448,841.19	9.5%	149	11.9%
30% > & <= 40%	\$28,676,656.65	10.8%	146	11.6%
40% > & <= 50%	\$50,347,886.53	18.9%	169	13.5%
50% > & <= 60%	\$51,718,719.05	19.4%	175	13.9%
60% > & <= 65%	\$22,776,196.75	8.5%	69	5.5%
65% > & <= 70%	\$22,536,503.56	8.5%	63	5.0%
70% > & <= 75%	\$18,109,046.71	6.8%	53	4.2%
75% > & <= 80%	\$14,069,945.28	5.3%	38	3.0%
80% > & <= 85%	\$9,711,458.39	3.6%	26	2.1%
85% > & <= 90%	\$3,739,030.23	1.4%	9	0.7%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$266,677,613.50	100.0%	1,255	100.0%

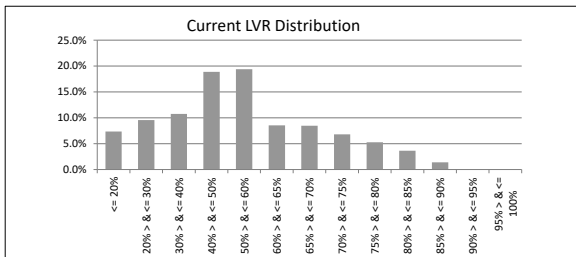


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$2,625,159.02	1.0%	50	4.0%
25% > & <= 30%	\$3,165,080.83	1.2%	49	3.9%
30% > & <= 40%	\$9,345,440.90	3.5%	73	5.8%
40% > & <= 50%	\$19,430,017.15	7.3%	107	8.5%
50% > & <= 60%	\$27,189,036.24	10.2%	130	10.4%
60% > & <= 65%	\$18,122,237.29	6.8%	89	7.1%
65% > & <= 70%	\$26,846,004.79	10.1%	129	10.3%
70% > & <= 75%	\$29,616,498.70	11.1%	126	10.0%
75% > & <= 80%	\$82,215,783.45	30.8%	324	25.8%
80% > & <= 85%	\$4,820,107.23	1.8%	17	1.4%
85% > & <= 90%	\$25,656,875.62	9.6%	94	7.5%
90% > & <= 95%	\$17,450,762.16	6.5%	66	5.3%
95% > & <= 100%	\$194,610.12	0.1%	1	0.1%
	\$266,677,613.50	100.0%	1,255	100.0%

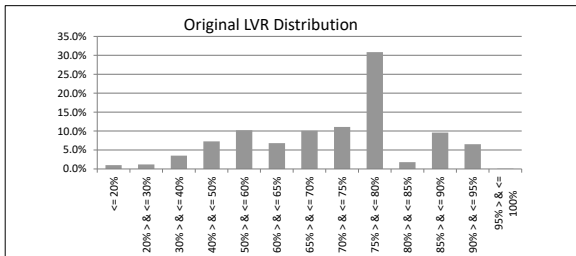


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,952,421.38	1.9%	122	9.7%
10 year > & <= 12 years	\$4,175,420.48	1.6%	57	4.5%
12 year > & <= 14 years	\$6,586,506.22	2.5%	83	6.6%
14 year > & <= 16 years	\$16,076,230.01	6.0%	113	9.0%
16 year > & <= 18 years	\$18,028,780.17	6.8%	113	9.0%
18 year > & <= 20 years	\$21,025,878.37	7.9%	108	8.6%
20 year > & <= 22 years	\$33,961,540.61	12.7%	153	12.2%
22 year > & <= 24 years	\$55,344,434.33	20.8%	191	15.2%
24 year > & <= 26 years	\$72,842,027.81	27.3%	227	18.1%
26 year > & <= 28 years	\$33,684,374.12	12.6%	88	7.0%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$266,677,613.50	100.0%	1,255	100.0%

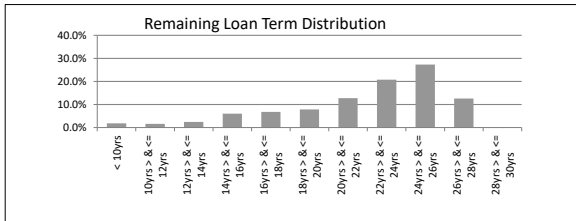


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$19,578,485.78	7.3%	451	35.9%
\$100000 > & <= \$200000	\$34,926,216.44	13.1%	234	18.6%
\$200000 > & <= \$300000	\$54,351,860.66	20.4%	217	17.3%
\$300000 > & <= \$400000	\$60,955,243.96	22.9%	175	13.9%
\$400000 > & <= \$500000	\$36,456,261.02	13.7%	82	6.5%
\$500000 > & <= \$600000	\$27,032,015.01	10.1%	49	3.9%
\$600000 > & <= \$700000	\$15,276,686.02	5.7%	24	1.9%
\$700000 > & <= \$800000	\$11,955,628.52	4.5%	16	1.3%
\$800000 > & <= \$900000	\$3,407,338.00	1.3%	4	0.3%
\$900000 > & <= \$1000000	\$2,737,878.09	1.0%	3	0.2%
	\$266,677,613.50	100.0%	1,255	100.0%

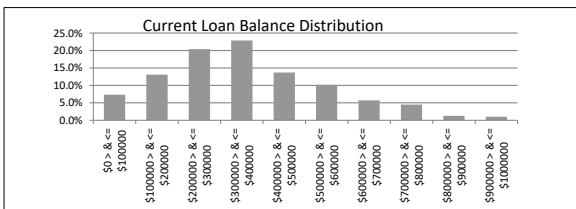


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$0.00	0.0%	0	0.0%
3 > & <= 4 years	\$38,985,649.68	14.6%	123	9.8%
4 > & <= 5 years	\$44,330,767.15	16.6%	162	12.9%
5 > & <= 6 years	\$38,795,819.02	14.5%	128	10.2%
6 > & <= 7 years	\$34,873,911.29	13.1%	131	10.4%
7 > & <= 8 years	\$23,142,220.06	8.7%	101	8.0%
8 > & <= 9 years	\$21,739,342.33	8.2%	96	7.6%
9 > & <= 10 years	\$15,885,043.30	6.0%	98	7.8%
> 10 years	\$48,924,860.67	18.3%	416	33.1%
	\$266,677,613.50	100.0%	1,255	100.0%

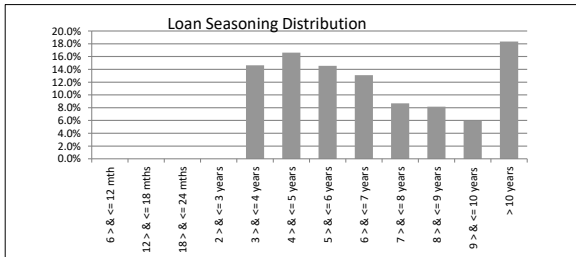


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$6,045,847.09	2.3%	22	1.8%
2914	\$5,357,851.05	2.0%	15	1.2%
2913	\$4,256,323.86	1.6%	14	1.1%
2620	\$3,849,807.69	1.4%	14	1.1%
2902	\$3,561,118.61	1.3%	15	1.2%
5608	\$3,320,391.13	1.2%	30	2.4%
5700	\$2,726,850.37	1.0%	19	1.5%
2905	\$2,655,922.41	1.0%	11	0.9%
2615	\$2,539,621.21	1.0%	11	0.9%
2650	\$2,506,591.08	0.9%	16	1.3%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Mar-26
Collections Period ending	28-Feb-26

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$43,418,253.02	16.3%	154	12.3%
New South Wales	\$51,565,326.01	19.3%	209	16.7%
Northern Territory	\$658,402.38	0.2%	3	0.2%
Queensland	\$6,770,554.80	2.5%	28	2.2%
South Australia	\$81,483,880.90	30.6%	536	42.7%
Tasmania	\$2,032,334.28	0.8%	6	0.5%
Victoria	\$44,739,241.33	16.8%	154	12.3%
Western Australia	\$36,009,620.78	13.5%	165	13.1%
Undefined	\$0.00	0.0%	0	0.0%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$213,651,758.77	80.1%	924	73.6%
Non-metro	\$52,387,613.52	19.6%	329	26.2%
Inner city	\$638,241.21	0.2%	2	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$242,625,720.17	91.0%	1130	90.0%
Residential Unit	\$22,803,702.64	8.6%	120	9.6%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,248,190.69	0.5%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$215,696,081.51	80.9%	1050	83.7%
Investment	\$50,981,531.99	19.1%	205	16.3%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$4,631,818.92	1.7%	15	1.2%
Pay-as-you-earn employee (casual)	\$9,714,471.33	3.6%	50	4.0%
Pay-as-you-earn employee (full time)	\$204,274,112.53	76.6%	903	72.0%
Pay-as-you-earn employee (part time)	\$18,236,218.13	6.8%	93	7.4%
Self employed	\$15,719,652.66	5.9%	85	6.8%
No data	\$14,101,339.93	5.3%	109	8.7%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$253,623,519.26	95.1%	1191	94.9%
Genworth/Helia	\$13,054,094.24	4.9%	64	5.1%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$262,636,386.85	98.5%	1239	98.7%
0 > and <= 30 days	\$2,905,934.91	1.1%	12	1.0%
30 > and <= 60 days	\$45,747.08	0.0%	1	0.1%
60 > and <= 90 days	\$366,344.21	0.1%	1	0.1%
90 > days	\$723,200.45	0.3%	2	0.2%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$259,030,188.19	97.1%	1217	97.0%
Fixed	\$7,647,425.31	2.9%	38	3.0%
	\$266,677,613.50	100.0%	1,255	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.84%	38
Variable Interest Rate	6.05%	1217

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

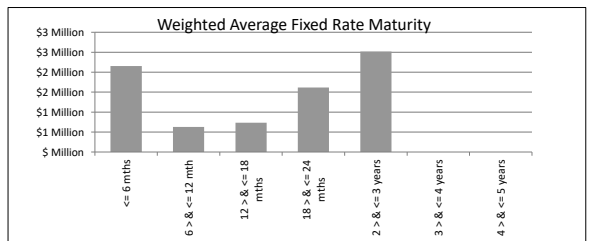
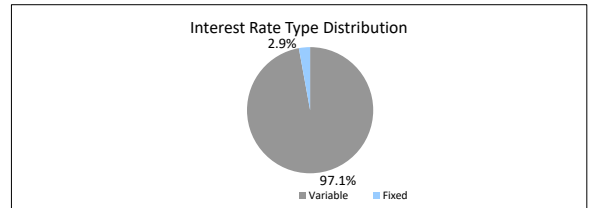
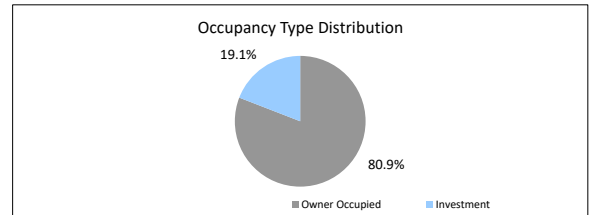
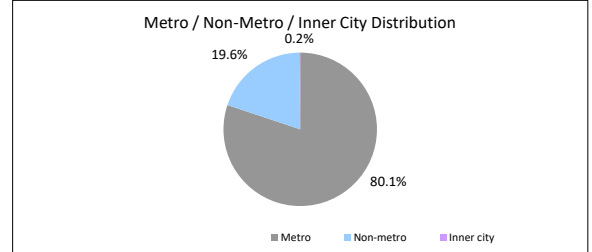
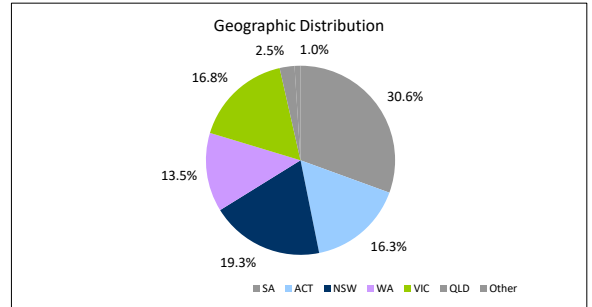
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.

TABLE 17

Fixed Loan Maturity Profile	Balance	% of Balance	Loan Count	Weighted Average
<= 6 mths	\$2,154,097.89	28.2%	11	6.02%
6 > & <= 12 mth	\$626,488.71	8.2%	4	6.29%
12 > & <= 18 mths	\$735,773.87	9.6%	5	5.73%
18 > & <= 24 mths	\$1,613,958.45	21.1%	7	5.58%
2 > & <= 3 years	\$2,517,106.39	32.9%	11	5.76%
3 > & <= 4 years	\$0.00	0.0%	0	0.00%
4 > & <= 5 years	\$0.00	0.0%	0	0.00%
	\$7,647,425.31	100.0%	38	

TABLE 18

CPR	20.35%
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The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **28-Feb-26**

SUMMARY **28-Feb-26**

Pool Balance	\$12,669,862.08
Number of Loans	56
Avg Loan Balance	\$226,247.54
Maximum Loan Balance	\$755,949.64
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	5.81%
Weighted Avg Seasoning (mths)	91.3
Maximum Remaining Term (mths)	321.00
Weighted Avg Remaining Term (mths)	258.12
Maximum Current LVR	85.60%
Weighted Avg Current LVR	54.15%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$674,302.19	5.3%	9	16.1%
20% > & <= 30%	\$602,941.10	4.8%	8	10.7%
30% > & <= 40%	\$1,338,686.92	10.6%	6	10.7%
40% > & <= 50%	\$1,892,252.18	14.9%	8	14.3%
50% > & <= 60%	\$2,743,342.34	21.7%	10	17.9%
60% > & <= 65%	\$1,404,134.94	11.1%	5	8.9%
65% > & <= 70%	\$1,522,513.40	12.0%	4	7.1%
70% > & <= 75%	\$463,850.87	3.7%	2	3.6%
75% > & <= 80%	\$1,458,441.65	11.5%	4	7.1%
80% > & <= 85%	\$423,317.32	3.3%	1	1.8%
85% > & <= 90%	\$146,079.17	1.2%	1	1.8%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
Total	\$12,669,862.08	100.0%	56	100.0%

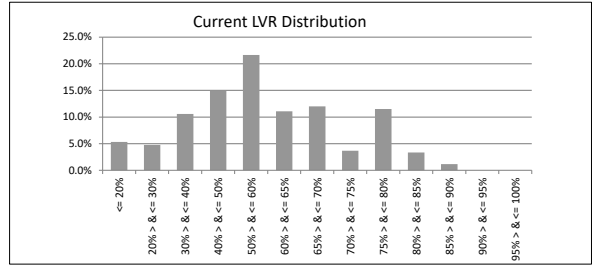


TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$899,421.14	7.1%	15	26.8%
\$100000 > & <= \$200000	\$1,982,931.32	15.7%	14	25.0%
\$200000 > & <= \$300000	\$2,777,721.59	21.9%	11	19.6%
\$300000 > & <= \$400000	\$3,190,601.58	25.2%	9	16.1%
\$400000 > & <= \$500000	\$1,364,860.87	10.8%	3	5.4%
\$500000 > & <= \$600000	\$1,698,375.94	13.4%	3	5.4%
\$600000 > & <= \$700000	\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000	\$755,949.64	6.0%	1	1.8%
\$800000 > & <= \$900000	\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000	\$0.00	0.0%	0	0.0%
Total	\$12,669,862.08	100.0%	56	100.0%

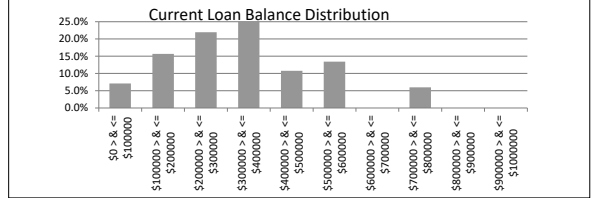


TABLE 3

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	\$2,951,351.71	23.3%	8	14.3%
4 > & <= 5 years	\$1,940,846.29	15.3%	7	12.5%
5 > & <= 6 years	\$1,338,529.93	10.6%	7	12.5%
6 > & <= 7 years	\$820,097.14	6.5%	4	7.1%
7 > & <= 8 years	\$1,665,420.59	13.1%	7	12.5%
8 > & <= 9 years	\$0.00	0.0%	0	0.0%
9 > & <= 10 years	\$1,132,142.78	8.9%	5	8.9%
> 10 years	\$2,821,473.64	22.3%	18	32.1%
Total	\$12,669,862.08	100.0%	56	100.0%

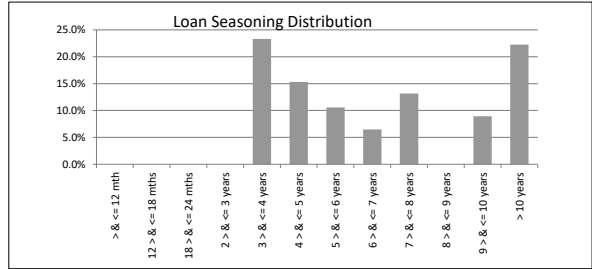


TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,963,164.71	15.5%	7	12.5%
New South Wales	\$1,381,676.38	10.9%	5	8.9%
Northern Territory	\$197,517.63	1.6%	1	1.8%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$5,306,719.19	41.9%	28	50.0%
Tasmania	\$194,181.83	1.5%	1	1.8%
Victoria	\$2,039,043.42	16.1%	7	12.5%
Western Australia	\$1,587,558.92	12.5%	7	12.5%
Total	\$12,669,862.08	100.0%	56	100.0%

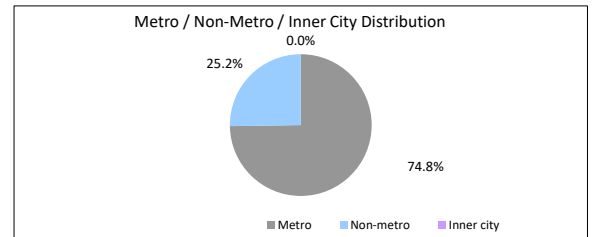


TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$9,472,593.19	74.8%	35	62.5%
Non-metro	\$3,197,268.89	25.2%	21	37.5%
Inner city	\$0.00	0.0%	0	0.0%
Total	\$12,669,862.08	100.0%	56	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$11,661,753.00	92.0%	52	92.9%
Residential Unit	\$1,008,109.08	8.0%	4	7.1%
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	\$12,669,862.08	100.0%	56	100.0%

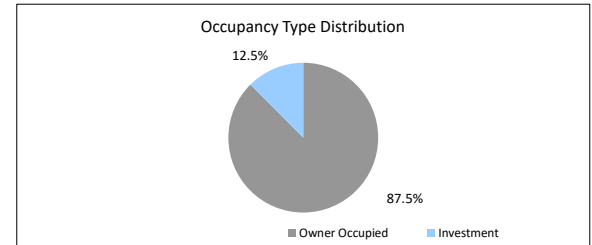


TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$11,090,853.48	87.5%	47	83.9%
Investment	\$1,579,008.60	12.5%	9	16.1%
Total	\$12,669,862.08	100.0%	56	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)	\$99,583.38	0.8%	1	1.8%
Pay-as-you-earn employee (full time)	\$11,192,195.43	88.3%	45	80.4%
Pay-as-you-earn employee (part time)	\$1,013,052.35	8.0%	8	14.3%
Self employed	\$330,824.45	2.6%	1	1.8%
No data	\$0.00	0.0%	0	0.0%
Other	\$34,206.47	0.3%	1	1.8%
Total	\$12,669,862.08	100.0%	56	100.0%

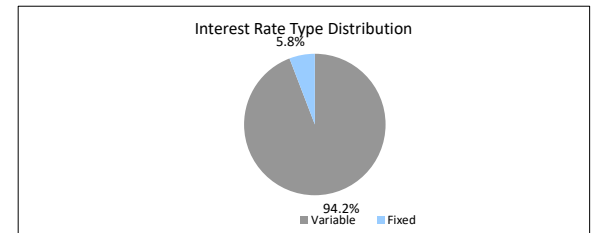


TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$11,655,958.36	92.0%	54	96.4%
0 > and <= 30 days	\$1,013,903.72	8.0%	2	3.6%
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%
Total	\$12,669,862.08	100.0%	56	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$11,931,306.50	94.2%	53	94.6%
Fixed	\$738,555.58	5.8%	3	5.4%
Total	\$12,669,862.08	100.0%	56	100.0%