

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Oct-23
Collections Period ending	30-Sep-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	99,097,612.80	96,977,676.20	96,977,676.20	97.86%	17/10/2025	4.51%	16.28%	16.28%	AU3FN0092789
A-2	AAA(sf)/AAAsf	18,500,000.00	8,723,978.64	8,723,978.64	47.16%	17/10/2025	4.99%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	3,536,748.08	3,536,748.08	47.16%	17/10/2025	5.14%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	3,890,422.92	3,890,422.92	47.16%	17/10/2025	5.39%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	2,122,048.87	2,122,048.87	47.16%	17/10/2025	6.04%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	589,458.03	589,458.03	47.16%	17/10/2025	9.34%	N/A	N/A	AU3FN0051785

SUMMARY	AT ISSUE	30-Sep-25
Pool Balance	\$495,996,628.58	\$114,920,965.02
Number of Loans	1,974	703
Avg Loan Balance	\$251,264.76	\$163,472.21
Maximum Loan Balance	\$742,616.96	\$654,676.77
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.86%
Weighted Avg Seasoning (mths)	43.03	117.53
Maximum Remaining Term (mths)	353.00	290.00
Weighted Avg Remaining Term (mths)	297.68	227.78
Maximum Current LVR	89.70%	78.41%
Weighted Avg Current LVR	59.88%	43.72%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$327,709.01	0.29%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	2	\$353,921.19	0.31%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,039,970.43	7.9%	187	26.6%
20% > & <= 30%	\$15,314,725.81	13.3%	109	15.5%
30% > & <= 40%	\$22,591,710.65	19.7%	124	17.6%
40% > & <= 50%	\$26,475,972.70	23.0%	118	16.8%
50% > & <= 60%	\$21,620,545.20	18.8%	91	12.9%
60% > & <= 65%	\$8,648,598.20	7.5%	33	4.7%
65% > & <= 70%	\$5,669,002.68	4.9%	21	3.0%
70% > & <= 75%	\$4,150,737.45	3.6%	15	2.1%
75% > & <= 80%	\$1,409,701.90	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%
	\$114,920,965.02	100.0%	703	100.0%

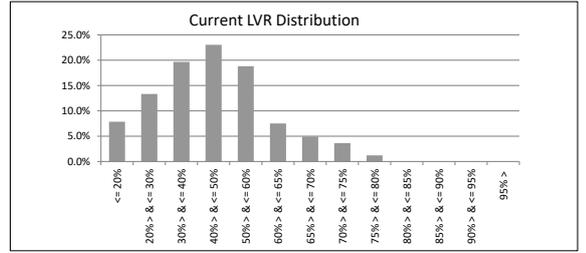


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$179,741.04	0.2%	5	0.7%
25% > & <= 30%	\$1,736,288.55	1.5%	26	3.7%
30% > & <= 40%	\$3,927,019.25	3.4%	41	5.8%
40% > & <= 50%	\$6,986,647.48	6.1%	67	9.5%
50% > & <= 60%	\$14,431,425.00	12.6%	90	12.8%
60% > & <= 65%	\$7,884,087.97	6.9%	58	8.3%
65% > & <= 70%	\$14,662,624.14	12.8%	84	11.9%
70% > & <= 75%	\$12,497,235.86	10.9%	69	9.8%
75% > & <= 80%	\$30,455,307.67	26.5%	165	23.5%
80% > & <= 85%	\$3,706,639.09	3.2%	18	2.6%
85% > & <= 90%	\$8,343,849.30	7.3%	35	5.0%
90% > & <= 95%	\$10,110,099.67	8.8%	45	6.4%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$114,920,965.02	100.0%	703	100.0%

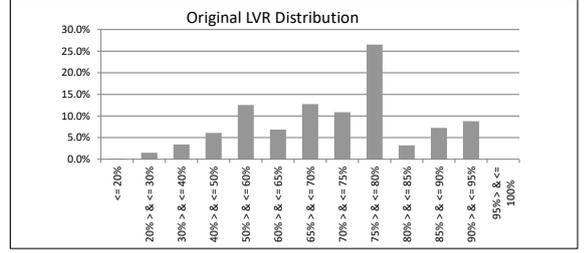


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,453,887.65	3.0%	54	7.7%
10 year > & <= 12 years	\$4,052,620.40	3.5%	35	5.0%
12 year > & <= 14 years	\$4,852,753.87	4.2%	42	6.0%
14 year > & <= 16 years	\$6,396,657.42	5.6%	48	6.8%
16 year > & <= 18 years	\$13,020,355.26	11.3%	89	12.7%
18 year > & <= 20 years	\$25,616,665.80	22.3%	147	20.9%
20 year > & <= 22 years	\$40,622,380.53	35.3%	209	29.7%
22 year > & <= 24 years	\$16,250,967.32	14.1%	78	11.1%
24 year > & <= 26 years	\$654,676.77	0.6%	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%
	\$114,920,965.02	100.0%	703	100.0%

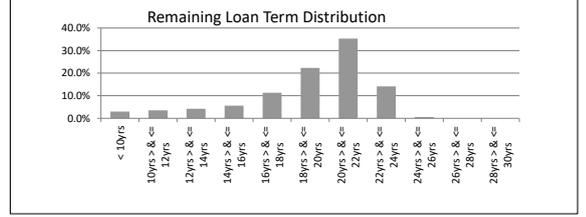


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,927,539.45	1.7%	118	16.8%
\$50000 > & <= \$100000	\$8,187,998.23	7.1%	109	15.5%
\$100000 > & <= \$150000	\$14,596,635.02	12.7%	116	16.5%
\$150000 > & <= \$200000	\$20,057,115.12	17.5%	116	16.5%
\$200000 > & <= \$250000	\$23,109,166.49	20.1%	103	14.7%
\$250000 > & <= \$300000	\$17,653,592.77	15.4%	64	9.1%
\$300000 > & <= \$350000	\$11,038,894.03	9.6%	34	4.8%
\$350000 > & <= \$400000	\$8,526,520.70	7.4%	23	3.3%
\$400000 > & <= \$450000	\$3,027,473.92	2.6%	7	1.0%
\$450000 > & <= \$500000	\$3,794,808.31	3.3%	8	1.1%
\$500000 > & <= \$750000	\$3,001,220.98	2.6%	5	0.7%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$114,920,965.02	100.0%	703	100.0%

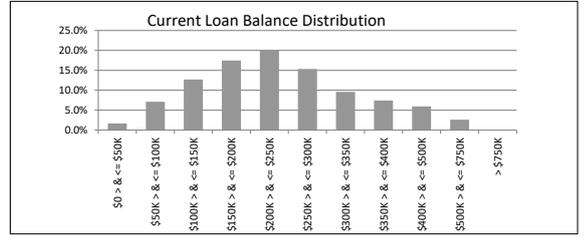
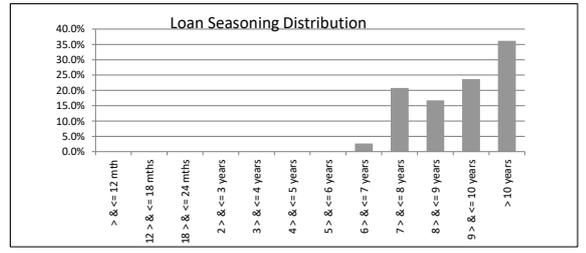


TABLE 5

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	\$0.00	0.0%	0	0.0%
5 > & <= 6 years	\$0.00	0.0%	0	0.0%
6 > & <= 7 years	\$3,082,910.27	2.7%	17	2.4%
7 > & <= 8 years	\$23,885,835.05	20.8%	128	18.2%
8 > & <= 9 years	\$19,215,646.66	16.7%	114	16.2%
9 > & <= 10 years	\$27,204,225.44	23.7%	160	22.8%
> 10 years	\$41,532,347.60	36.1%	284	40.4%
	\$114,920,965.02	100.0%	703	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Oct-23
Collections Period ending	30-Sep-23

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$3,292,834.68	2.9%	18	2.6%
2617	\$3,101,489.83	2.7%	14	2.0%
2611	\$2,736,324.81	2.4%	7	1.0%
2914	\$2,684,583.32	2.3%	11	1.6%
5162	\$2,029,834.41	1.8%	15	2.1%
2905	\$1,776,905.53	1.5%	9	1.3%
2602	\$1,554,162.71	1.4%	7	1.0%
5169	\$1,534,032.88	1.3%	10	1.4%
6110	\$1,439,807.36	1.3%	5	0.7%
5606	\$1,353,719.50	1.2%	12	1.7%

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$23,042,498.87	20.1%	113	16.1%
New South Wales	\$14,999,862.73	13.1%	93	13.2%
Northern Territory	\$860,411.50	0.7%	3	0.4%
Queensland	\$448,039.50	0.4%	4	0.6%
South Australia	\$50,117,362.55	43.6%	363	51.6%
Tasmania	\$393,780.75	0.3%	2	0.3%
Victoria	\$4,030,074.79	3.5%	19	2.7%
Western Australia	\$21,028,934.33	18.3%	106	15.1%
	\$114,920,965.02	100.0%	703	100.0%

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$96,990,964.74	84.4%	579	82.4%
Non-metro	\$17,028,488.71	14.8%	119	16.9%
Inner city	\$901,511.57	0.8%	5	0.7%
	\$114,920,965.02	100.0%	703	100.0%

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$104,948,432.20	91.3%	636	90.5%
Residential Unit	\$8,794,141.21	7.7%	59	8.4%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,178,391.61	1.0%	8	1.1%
	\$114,920,965.02	100.0%	703	100.0%

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$99,708,470.46	86.8%	612	87.1%
Investment	\$15,212,494.56	13.2%	91	12.9%
	\$114,920,965.02	100.0%	703	100.0%

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$1,219,686.38	1.1%	7	1.0%
Pay-as-you-earn employee (casual)	\$3,327,146.32	2.9%	24	3.4%
Pay-as-you-earn employee (full time)	\$82,670,507.46	71.9%	489	69.6%
Pay-as-you-earn employee (part time)	\$10,294,478.95	9.0%	71	10.1%
Self employed	\$10,006,766.88	8.7%	58	8.3%
No data	\$7,402,379.03	6.4%	54	7.7%
Director	\$0.00	0.0%	0	0.0%
	\$114,920,965.02	100.0%	703	100.0%

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$106,719,194.47	92.9%	662	94.2%
Genworth/Helia	\$8,201,770.55	7.1%	41	5.8%
	\$114,920,965.02	100.0%	703	100.0%

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$112,599,001.52	98.0%	691	98.3%
0 > and <= 30 days	\$1,640,333.30	1.4%	8	1.1%
30 > and <= 60 days	\$327,709.01	0.3%	2	0.3%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$353,921.19	0.3%	2	0.3%
	\$114,920,965.02	100.0%	703	100.0%

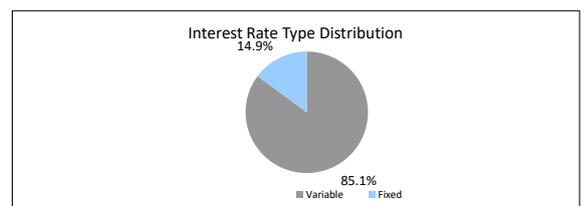
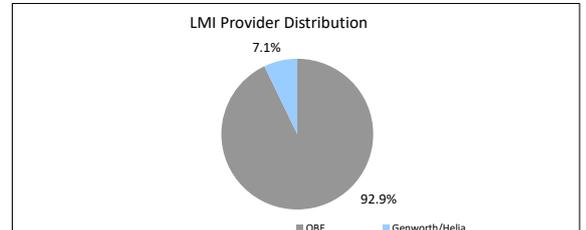
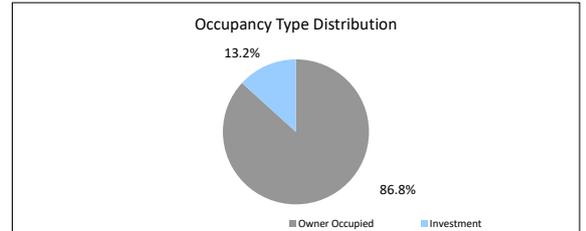
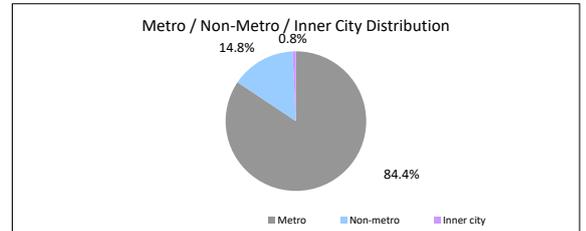
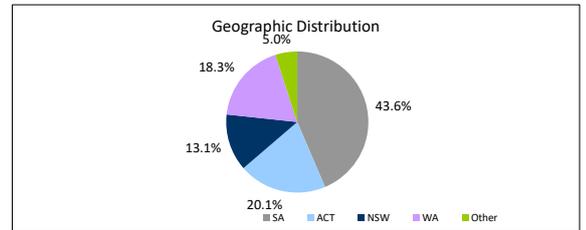
Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$97,832,963.09	85.1%	615	87.5%
Fixed	\$17,088,001.93	14.9%	88	12.5%
	\$114,920,965.02	100.0%	703	100.0%

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.14%	88

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.

CPR	20.36%
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The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **30-Sep-25**

SUMMARY 30-Sep-25

Pool Balance	\$5,536,816.83
Number of Loans	50
Avg Loan Balance	\$110,736.34
Maximum Loan Balance	\$490,330.38
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	6.14%
Weighted Avg Seasoning (mths)	108.2
Maximum Remaining Term (mths)	281.00
Weighted Avg Remaining Term (mths)	240.12
Maximum Current LVR	69.01%
Weighted Avg Current LVR	43.77%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$614,408.83	11.1%	22	44.0%
20% > & <= 30%	\$604,096.70	10.9%	6	12.0%
30% > & <= 40%	\$640,462.74	11.6%	6	12.0%
40% > & <= 50%	\$1,854,263.98	33.5%	8	16.0%
50% > & <= 60%	\$326,253.86	5.9%	1	2.0%
60% > & <= 65%	\$545,093.97	9.8%	2	4.0%
65% > & <= 70%	\$952,236.75	17.2%	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%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$381,821.11	6.9%	20	40.0%
\$50000 > & <= \$100000	\$739,702.07	13.4%	10	20.0%
\$100000 > & <= \$150000	\$368,490.03	6.7%	3	6.0%
\$150000 > & <= \$200000	\$806,579.60	14.6%	5	10.0%
\$200000 > & <= \$250000	\$1,346,385.53	24.3%	6	12.0%
\$250000 > & <= \$300000	\$1,077,254.25	19.5%	4	8.0%
\$300000 > & <= \$350000	\$326,253.86	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	\$490,330.38	8.9%	1	2.0%
\$500000 > & <= \$750000	\$0.00	0.0%	0	0.0%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$5,536,816.83	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	\$888,893.87	16.1%	7	14.0%
7 > & <= 8 years	\$2,854,327.54	51.6%	16	32.0%
8 > & <= 9 years	\$150,882.46	2.7%	1	2.0%
9 > & <= 10 years	\$345,159.55	6.2%	4	8.0%
> 10 years	\$1,297,553.41	23.4%	22	44.0%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,609,953.10	29.1%	14	28.0%
New South Wales	\$654,124.27	11.8%	3	6.0%
Northern Territory	\$0.00	0.0%	0	0.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$2,806,654.10	50.7%	28	56.0%
Tasmania	\$0.00	0.0%	0	0.0%
Victoria	\$0.00	0.0%	0	0.0%
Western Australia	\$466,085.36	8.4%	5	10.0%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$4,723,346.34	85.3%	42	84.0%
Non-metro	\$804,716.80	14.5%	7	14.0%
Inner city	\$8,753.69	0.2%	1	2.0%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$5,209,779.16	94.1%	45	90.0%
Residential Unit	\$318,283.98	5.7%	4	8.0%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$8,753.69	0.2%	1	2.0%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$4,988,122.51	90.1%	47	94.0%
Investment	\$548,694.32	9.9%	3	6.0%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 8

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$202,717.97	3.7%	1	2.0%
Pay-as-you-earn employee (casual)	\$335,152.29	6.1%	2	4.0%
Pay-as-you-earn employee (full time)	\$4,095,043.66	74.0%	37	74.0%
Pay-as-you-earn employee (part time)	\$650,964.64	11.8%	5	10.0%
Self employed	\$120,994.92	2.2%	2	4.0%
No data	\$0.00	0.0%	0	0.0%
Other	\$131,943.35	2.4%	3	6.0%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$5,521,957.34	99.7%	49	98.0%
0 > and <= 30 days	\$14,859.49	0.3%	1	2.0%
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%
	\$5,536,816.83	100.0%	50	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$4,796,101.63	86.6%	46	92.0%
Fixed	\$740,715.20	13.4%	4	8.0%
	\$5,536,816.83	100.0%	50	100.0%

