

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Feb-23
Collections Period ending	31-Jan-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-1	AAA(sf)/AAAsf	460,000,000.00	181,622,983.50	181,622,983.50	39.48%	17/02/2023	4.28%	8.00%	16.28%	AU3FN0051736
A-2	AAA(sf)/AAAsf	18,500,000.00	16,339,165.25	16,339,165.25	88.32%	17/02/2023	4.53%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	6,623,985.91	6,623,985.91	88.32%	17/02/2023	4.68%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	7,286,384.50	7,286,384.50	88.32%	17/02/2023	4.93%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	3,974,391.55	3,974,391.55	88.32%	17/02/2023	5.58%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	1,103,997.65	1,103,997.65	88.32%	17/02/2023	8.88%	N/A	N/A	AU3FN0051785

	AT ISSUE	31-Jan-23
Pool Balance	\$495,996,628.58	\$215,229,075.74
Number of Loans	1,974	1,099
Avg Loan Balance	\$251,264.76	\$195,840.83
Maximum Loan Balance	\$742,616.96	\$685,791.16
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	4.99%
Weighted Avg Seasoning (mths)	43.03	84.42
Maximum Remaining Term (mths)	353.00	322.00
Weighted Avg Remaining Term (mths)	297.68	258.91
Maximum Current LVR	89.70%	200.71%
Weighted Avg Current LVR	59.88%	50.41%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$351,063.83	0.16%
60 > and <= 90 days	1	\$193,189.87	0.09%
90 > days	2	\$485,998.02	0.23%

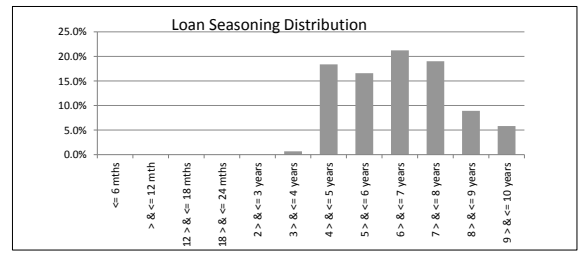
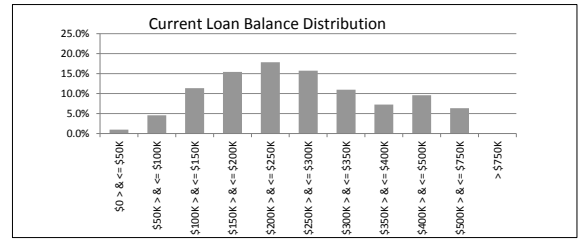
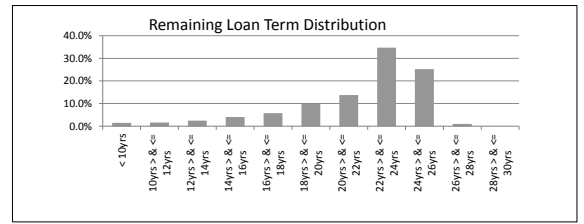
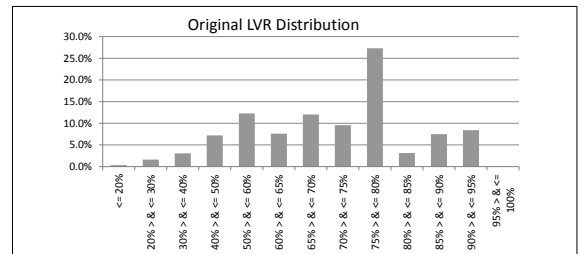
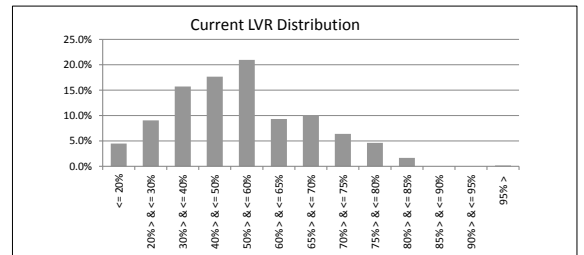
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,617,318.48	4.5%	180	16.4%
20% > & <= 30%	\$19,445,702.47	9.0%	135	12.3%
30% > & <= 40%	\$33,828,724.28	15.7%	192	17.5%
40% > & <= 50%	\$37,988,254.66	17.7%	171	15.6%
50% > & <= 60%	\$45,104,838.56	21.0%	181	16.5%
60% > & <= 65%	\$20,022,129.30	9.3%	73	6.6%
65% > & <= 70%	\$21,724,184.55	10.1%	73	6.6%
70% > & <= 75%	\$13,766,710.37	6.4%	50	4.5%
75% > & <= 80%	\$9,897,805.85	4.6%	32	2.9%
80% > & <= 85%	\$3,532,346.44	1.6%	11	1.0%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% >	\$301,060.78	0.1%	1	0.1%
	\$215,229,075.74	100.0%	1,099	100.0%

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$738,050.30	0.3%	8	0.7%
25% > & <= 30%	\$3,460,283.35	1.6%	34	3.1%
30% > & <= 40%	\$6,586,332.36	3.1%	59	5.4%
40% > & <= 50%	\$15,544,121.97	7.2%	117	10.6%
50% > & <= 60%	\$26,371,938.81	12.3%	145	13.2%
60% > & <= 65%	\$16,356,947.15	7.6%	95	8.6%
65% > & <= 70%	\$25,863,544.75	12.0%	122	11.1%
70% > & <= 75%	\$20,585,289.44	9.6%	97	8.8%
75% > & <= 80%	\$58,784,102.41	27.3%	258	23.5%
80% > & <= 85%	\$6,768,451.37	3.1%	30	2.7%
85% > & <= 90%	\$16,074,345.53	7.5%	60	5.5%
90% > & <= 95%	\$18,095,668.30	8.4%	74	6.7%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$215,229,075.74	100.0%	1,099	100.0%

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,229,373.44	1.5%	46	4.2%
10 year > & <= 12 years	\$3,471,069.05	1.6%	36	3.3%
12 year > & <= 14 years	\$5,370,620.32	2.5%	46	4.2%
14 year > & <= 16 years	\$8,833,634.80	4.1%	61	5.6%
16 year > & <= 18 years	\$12,336,845.80	5.7%	72	6.6%
18 year > & <= 20 years	\$21,173,474.46	9.8%	109	9.9%
20 year > & <= 22 years	\$29,556,565.21	13.7%	156	14.2%
22 year > & <= 24 years	\$74,732,024.25	34.7%	349	31.8%
24 year > & <= 26 years	\$54,370,008.57	25.3%	218	19.8%
26 year > & <= 28 years	\$2,155,459.84	1.0%	6	0.5%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$215,229,075.74	100.0%	1,099	100.0%

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$2,074,224.33	1.0%	108	9.8%
\$50000 > & <= \$100000	\$9,825,249.70	4.6%	128	11.6%
\$100000 > & <= \$150000	\$24,451,452.97	11.4%	194	17.7%
\$150000 > & <= \$200000	\$33,198,294.75	15.4%	189	17.2%
\$200000 > & <= \$250000	\$38,448,023.93	17.9%	171	15.6%
\$250000 > & <= \$300000	\$33,838,333.65	15.7%	124	11.3%
\$300000 > & <= \$350000	\$23,584,096.69	11.0%	73	6.6%
\$350000 > & <= \$400000	\$15,599,732.99	7.2%	42	3.8%
\$400000 > & <= \$450000	\$11,420,515.80	5.3%	27	2.5%
\$450000 > & <= \$500000	\$9,167,644.12	4.3%	19	1.7%
\$500000 > & <= \$750000	\$13,621,506.81	6.3%	24	2.2%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$215,229,075.74	100.0%	1,099	100.0%

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	\$1,467,986.29	0.7%	6	0.5%
4 > & <= 5 years	\$39,574,449.53	18.4%	170	15.5%
5 > & <= 6 years	\$35,701,401.44	16.6%	169	15.4%
6 > & <= 7 years	\$45,715,290.62	21.2%	241	21.9%
7 > & <= 8 years	\$40,952,969.61	19.0%	205	18.7%
8 > & <= 9 years	\$19,216,771.58	8.9%	103	9.4%
9 > & <= 10 years	\$12,554,994.44	5.8%	85	7.7%
> 10 years	\$20,045,212.23	9.3%	120	10.9%
	\$215,229,075.74	100.0%	1,099	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Feb-23
Collections Period ending	31-Jan-23

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$4,936,638.51	2.3%	25	2.3%
2611	\$4,215,460.10	2.0%	11	1.0%
5162	\$3,889,851.58	1.8%	24	2.2%
2914	\$3,716,131.68	1.7%	13	1.2%
2617	\$3,256,979.70	1.5%	14	1.3%
2620	\$3,078,785.72	1.4%	15	1.4%
5114	\$2,811,435.41	1.3%	17	1.5%
2905	\$2,552,360.50	1.2%	13	1.2%
2906	\$2,466,423.21	1.1%	9	0.8%
5118	\$2,323,272.07	1.1%	11	1.0%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$39,349,778.53	18.3%	179	16.3%
New South Wales	\$28,175,048.55	13.1%	141	12.8%
Northern Territory	\$840,420.03	0.4%	3	0.3%
Queensland	\$2,247,309.33	1.0%	11	1.0%
South Australia	\$95,312,223.49	44.3%	553	50.3%
Tasmania	\$420,486.43	0.2%	2	0.2%
Victoria	\$9,239,787.81	4.3%	35	3.2%
Western Australia	\$39,644,021.57	18.4%	175	15.9%
	\$215,229,075.74	100.0%	1,099	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$170,389,473.91	79.2%	857	78.0%
Non-metro	\$42,441,582.69	19.7%	231	21.0%
Inner city	\$2,398,019.14	1.1%	11	1.0%
	\$215,229,075.74	100.0%	1,099	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$196,356,468.63	91.2%	993	90.4%
Residential Unit	\$16,634,699.28	7.7%	94	8.6%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$2,237,907.83	1.0%	12	1.1%
	\$215,229,075.74	100.0%	1,099	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$190,104,198.73	88.3%	957	87.1%
Investment	\$25,124,877.01	11.7%	142	12.9%
	\$215,229,075.74	100.0%	1,099	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$3,393,557.18	1.6%	16	1.5%
Pay-as-you-earn employee (casual)	\$8,531,435.91	4.0%	45	4.1%
Pay-as-you-earn employee (full time)	\$153,279,410.59	71.2%	760	69.2%
Pay-as-you-earn employee (part time)	\$20,173,470.72	9.4%	115	10.5%
Self employed	\$17,149,470.03	8.0%	82	7.5%
No data	\$12,701,731.31	5.9%	81	7.4%
Director	\$0.00	0.0%	0	0.0%
	\$215,229,075.74	100.0%	1,099	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$200,331,464.24	93.1%	1036	94.3%
Genworth	\$14,897,611.50	6.9%	63	5.7%
	\$215,229,075.74	100.0%	1,099	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$210,328,492.42	97.7%	1078	98.1%
0 > and <= 30 days	\$3,870,331.60	1.8%	16	1.5%
30 > and <= 60 days	\$351,063.83	0.2%	2	0.2%
60 > and <= 90 days	\$193,189.87	0.1%	1	0.1%
90 > days	\$485,998.02	0.2%	2	0.2%
	\$215,229,075.74	100.0%	1,099	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$140,918,547.18	65.5%	757	68.9%
Fixed	\$74,310,528.56	34.5%	342	31.1%
	\$215,229,075.74	100.0%	1,099	100.0%

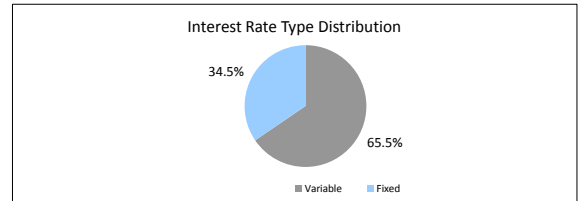
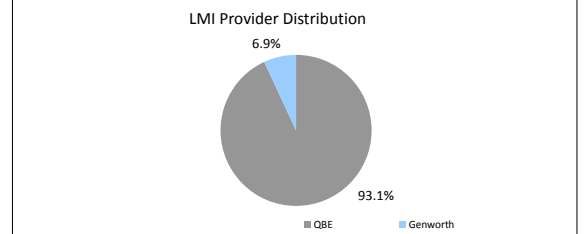
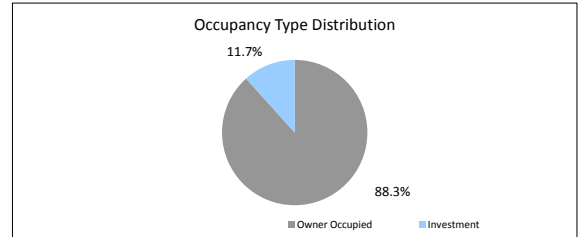
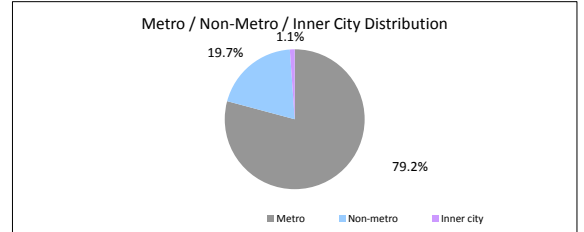
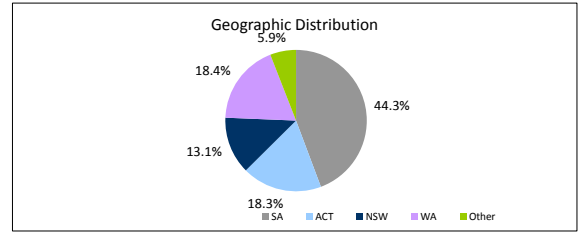
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	3.18%	342

TABLE 16

Foreclosure, Claims and Losses (cumulative)	Balance	Loan Count
Properties foreclosed	\$301,060.78	1
Claims submitted to mortgage insurers	\$0.00	0
Claims paid by mortgage insurers	\$0.00	0
loss covered by excess spread	\$0.00	0
Amount charged off	\$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-Jan-23**

SUMMARY		31-Jan-23
Pool Balance		\$9,173,329.65
Number of Loans		62
Avg Loan Balance		\$147,956.93
Maximum Loan Balance		\$518,026.10
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		4.48%
Weighted Avg Seasoning (mths)		77.2
Maximum Remaining Term (mths)		313.00
Weighted Avg Remaining Term (mths)		261.63
Maximum Current LVR		73.18%
Weighted Avg Current LVR		46.67%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
	<= 20%	\$999,774.03	10.9%	18	29.0%
	20% > & <= 30%	\$442,154.47	4.8%	7	11.3%
	30% > & <= 40%	\$1,605,210.01	17.5%	9	14.5%
	40% > & <= 50%	\$2,352,647.33	25.6%	12	19.4%
	50% > & <= 60%	\$1,500,497.14	16.4%	7	11.3%
	60% > & <= 65%	\$680,537.41	7.4%	3	4.8%
	65% > & <= 70%	\$1,128,925.27	12.3%	4	6.5%
	70% > & <= 75%	\$463,583.99	5.1%	2	3.2%
	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%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
	\$0 > & <= \$50000	\$272,847.34	3.0%	10	16.1%
	\$50000 > & <= \$100000	\$1,234,326.64	13.5%	18	29.0%
	\$100000 > & <= \$150000	\$1,321,002.71	14.4%	10	16.1%
	\$150000 > & <= \$200000	\$1,237,761.23	13.5%	7	11.3%
	\$200000 > & <= \$250000	\$1,370,987.58	14.9%	6	9.7%
	\$250000 > & <= \$300000	\$1,372,316.19	15.0%	5	8.1%
	\$300000 > & <= \$350000	\$649,947.33	7.1%	2	3.2%
	\$350000 > & <= \$400000	\$756,646.04	8.2%	2	3.2%
	\$400000 > & <= \$450000	\$439,468.49	4.8%	1	1.6%
	\$450000 > & <= \$500000	\$0.00	0.0%	0	0.0%
	\$500000 > & <= \$750000	\$518,026.10	5.6%	1	1.6%
	> \$750,000	\$0.00	0.0%	0	0.0%
		\$9,173,329.65	100.0%	62	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	\$386,148.33	4.2%	1	1.6%
	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	\$5,498,944.72	59.9%	25	40.3%
	5 > & <= 6 years	\$522,007.03	5.7%	3	4.8%
	6 > & <= 7 years	\$596,503.47	6.5%	5	8.1%
	7 > & <= 8 years	\$209,539.26	2.3%	2	3.2%
	8 > & <= 9 years	\$357,787.44	3.9%	6	9.7%
	9 > & <= 10 years	\$107,189.77	1.2%	3	4.8%
	> 10 years	\$1,495,209.63	16.3%	17	27.4%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Australian Capital Territory	\$2,438,605.19	26.6%	16	25.8%
	New South Wales	\$677,712.19	7.4%	2	3.2%
	Northern Territory	\$0.00	0.0%	0	0.0%
	Queensland	\$0.00	0.0%	0	0.0%
	South Australia	\$5,193,505.65	56.6%	38	61.3%
	Tasmania	\$0.00	0.0%	0	0.0%
	Victoria	\$0.00	0.0%	0	0.0%
	Western Australia	\$863,506.62	9.4%	6	9.7%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
	Metro	\$7,548,665.46	82.3%	49	79.0%
	Non-metro	\$1,581,160.50	17.2%	12	19.4%
	Inner city	\$43,503.69	0.5%	1	1.6%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
	Residential House	\$8,333,362.89	90.8%	54	87.1%
	Residential Unit	\$796,463.07	8.7%	7	11.3%
	Rural	\$0.00	0.0%	0	0.0%
	Semi-Rural	\$0.00	0.0%	0	0.0%
	High Density	\$43,503.69	0.5%	1	1.6%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
	Owner Occupied	\$8,274,008.62	90.2%	56	90.3%
	Investment	\$899,321.03	9.8%	6	9.7%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
	Contractor	\$230,216.98	2.5%	1	1.6%
	Pay-as-you-earn employee (casual)	\$50,745.73	0.6%	1	1.6%
	Pay-as-you-earn employee (full time)	\$6,840,506.72	74.6%	46	74.2%
	Pay-as-you-earn employee (part time)	\$1,225,937.85	13.4%	7	11.3%
	Self employed	\$494,613.70	5.4%	3	4.8%
	No data	\$0.00	0.0%	0	0.0%
	Other	\$331,308.67	3.6%	4	6.5%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
	<=0 days	\$9,173,329.65	100.0%	62	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%
		\$9,173,329.65	100.0%	62	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
	Variable	\$4,509,794.62	49.2%	37	59.7%
	Fixed	\$4,663,535.03	50.8%	25	40.3%
		\$9,173,329.65	100.0%	62	100.0%

