

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Mar-23
Collections Period ending	28-Feb-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	178,208,416.60	178,208,416.60	38.74%	17/03/2023	4.51%	8.00%	16.28%	AU3FN0051736
A-2	AAA(sf)/AAAsf	18,500,000.00	16,031,984.01	16,031,984.01	86.66%	17/03/2023	4.76%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	6,499,452.98	6,499,452.98	86.66%	17/03/2023	4.91%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	7,149,398.27	7,149,398.27	86.66%	17/03/2023	5.16%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	3,899,671.79	3,899,671.79	86.66%	17/03/2023	5.81%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	1,083,242.16	1,083,242.16	86.66%	17/03/2023	9.11%	N/A	N/A	AU3FN0051785

	AT ISSUE	28-Feb-23
Pool Balance	\$495,996,628.58	\$211,182,704.19
Number of Loans	1,974	1,081
Avg Loan Balance	\$251,264.76	\$195,358.65
Maximum Loan Balance	\$742,616.96	\$684,093.72
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.14%
Weighted Avg Seasoning (mths)	43.03	85.65
Maximum Remaining Term (mths)	353.00	321.00
Weighted Avg Remaining Term (mths)	297.68	257.74
Maximum Current LVR	89.70%	200.71%
Weighted Avg Current LVR	59.88%	50.38%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$491,752.44	0.23%
60 > and <= 90 days	3	\$545,604.06	0.26%
90 > days	2	\$486,924.86	0.23%

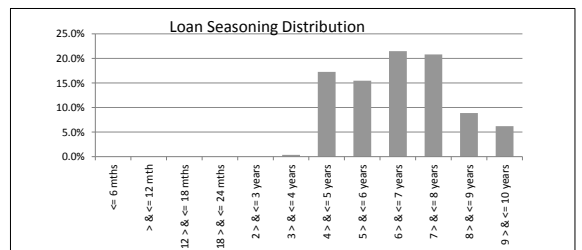
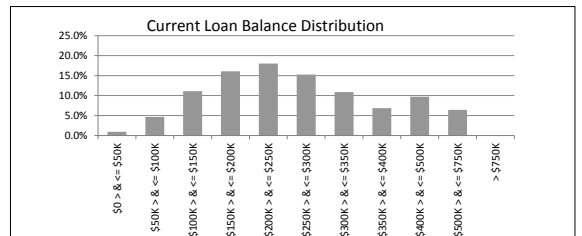
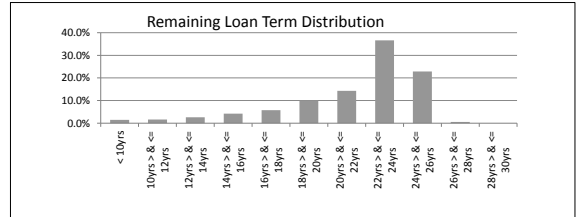
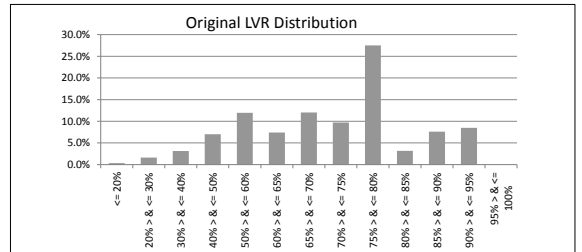
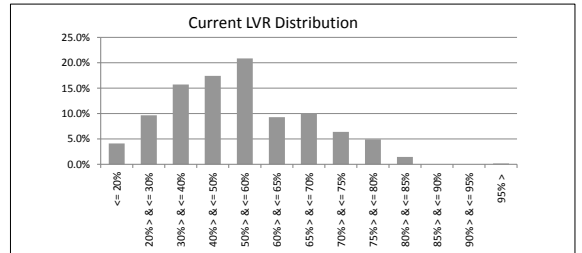
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$8,671,409.94	4.1%	171	15.8%
20% > & <= 30%	\$20,416,007.98	9.7%	141	13.0%
30% > & <= 40%	\$33,205,059.64	15.7%	192	17.8%
40% > & <= 50%	\$36,782,042.70	17.4%	164	15.2%
50% > & <= 60%	\$44,068,440.62	20.9%	177	16.4%
60% > & <= 65%	\$19,583,968.89	9.3%	71	6.6%
65% > & <= 70%	\$21,261,674.34	10.1%	72	6.7%
70% > & <= 75%	\$13,479,841.39	6.4%	49	4.5%
75% > & <= 80%	\$10,358,823.18	4.9%	33	3.1%
80% > & <= 85%	\$3,054,374.73	1.4%	10	0.9%
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%
	\$211,182,704.19	100.0%	1,081	100.0%

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$731,930.19	0.3%	8	0.7%
25% > & <= 30%	\$3,435,244.42	1.6%	34	3.1%
30% > & <= 40%	\$6,652,202.61	3.1%	57	5.3%
40% > & <= 50%	\$14,759,895.00	7.0%	114	10.5%
50% > & <= 60%	\$25,273,000.20	12.0%	140	13.0%
60% > & <= 65%	\$15,627,753.48	7.4%	92	8.5%
65% > & <= 70%	\$25,431,050.57	12.0%	121	11.2%
70% > & <= 75%	\$20,496,784.17	9.7%	97	9.0%
75% > & <= 80%	\$58,055,984.60	27.5%	255	23.6%
80% > & <= 85%	\$6,746,946.96	3.2%	30	2.8%
85% > & <= 90%	\$16,034,604.73	7.6%	60	5.6%
90% > & <= 95%	\$17,937,307.26	8.5%	73	6.8%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$211,182,704.19	100.0%	1,081	100.0%

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,033,184.11	1.4%	45	4.2%
10 year > & <= 12 years	\$3,448,086.93	1.6%	36	3.3%
12 year > & <= 14 years	\$5,564,432.36	2.6%	48	4.4%
14 year > & <= 16 years	\$8,843,207.14	4.2%	60	5.6%
16 year > & <= 18 years	\$12,097,285.83	5.7%	70	6.5%
18 year > & <= 20 years	\$21,106,571.05	10.0%	109	10.1%
20 year > & <= 22 years	\$30,286,142.06	14.3%	162	15.0%
22 year > & <= 24 years	\$77,334,230.40	36.6%	358	33.1%
24 year > & <= 26 years	\$48,240,960.17	22.8%	190	17.6%
26 year > & <= 28 years	\$1,228,604.14	0.6%	3	0.3%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$211,182,704.19	100.0%	1,081	100.0%

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,986,436.19	0.9%	106	9.8%
\$50000 > & <= \$100000	\$9,866,185.01	4.7%	128	11.8%
\$100000 > & <= \$150000	\$23,453,763.25	11.1%	187	17.3%
\$150000 > & <= \$200000	\$33,989,057.77	16.1%	193	17.9%
\$200000 > & <= \$250000	\$38,095,754.46	18.0%	169	15.6%
\$250000 > & <= \$300000	\$32,193,310.33	15.2%	118	10.9%
\$300000 > & <= \$350000	\$22,993,091.02	10.9%	71	6.6%
\$350000 > & <= \$400000	\$14,491,805.94	6.9%	39	3.6%
\$400000 > & <= \$450000	\$11,382,903.34	5.4%	27	2.5%
\$450000 > & <= \$500000	\$9,145,845.26	4.3%	19	1.8%
\$500000 > & <= \$750000	\$13,584,551.62	6.4%	24	2.2%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$211,182,704.19	100.0%	1,081	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	\$756,903.78	0.4%	3	0.3%
4 > & <= 5 years	\$36,424,309.84	17.2%	161	14.9%
5 > & <= 6 years	\$32,681,569.96	15.5%	153	14.2%
6 > & <= 7 years	\$45,347,368.18	21.5%	235	21.7%
7 > & <= 8 years	\$43,955,981.31	20.8%	219	20.3%
8 > & <= 9 years	\$18,754,715.41	8.9%	102	9.4%
9 > & <= 10 years	\$13,083,759.09	6.2%	87	8.0%
> 10 years	\$20,178,096.62	9.6%	121	11.2%
	\$211,182,704.19	100.0%	1,081	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Mar-23
Collections Period ending	28-Feb-23

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$4,918,364.63	2.3%	25	2.3%
2611	\$3,915,722.68	1.9%	10	0.9%
2914	\$3,706,348.12	1.8%	13	1.2%
5162	\$3,473,027.68	1.6%	23	2.1%
2617	\$3,242,187.54	1.5%	14	1.3%
2620	\$3,196,911.44	1.5%	15	1.4%
5114	\$2,647,215.95	1.3%	16	1.5%
2905	\$2,541,204.42	1.2%	13	1.2%
2906	\$2,359,626.16	1.1%	9	0.8%
5118	\$2,314,940.63	1.1%	11	1.0%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$38,752,366.44	18.4%	177	16.4%
New South Wales	\$27,438,563.66	13.0%	137	12.7%
Northern Territory	\$833,041.84	0.4%	3	0.3%
Queensland	\$2,128,960.17	1.0%	10	0.9%
South Australia	\$93,522,993.23	44.3%	546	50.5%
Tasmania	\$427,774.02	0.2%	2	0.2%
Victoria	\$9,208,235.02	4.4%	35	3.2%
Western Australia	\$38,870,769.81	18.4%	171	15.8%
	\$211,182,704.19	100.0%	1,081	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$167,528,057.31	79.3%	846	78.3%
Non-metro	\$41,140,043.39	19.5%	224	20.7%
Inner city	\$2,514,603.49	1.2%	11	1.0%
	\$211,182,704.19	100.0%	1,081	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$192,786,055.21	91.3%	977	90.4%
Residential Unit	\$16,046,487.20	7.6%	92	8.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$2,350,161.78	1.1%	12	1.1%
	\$211,182,704.19	100.0%	1,081	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$186,187,915.07	88.2%	939	86.9%
Investment	\$24,994,789.12	11.8%	142	13.1%
	\$211,182,704.19	100.0%	1,081	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$9,377,192.22	4.4%	16	1.5%
Pay-as-you-earn employee (casual)	\$8,278,727.04	3.9%	44	4.1%
Pay-as-you-earn employee (full time)	\$149,810,947.91	70.9%	745	68.9%
Pay-as-you-earn employee (part time)	\$20,108,957.05	9.5%	115	10.6%
Self employed	\$17,172,667.15	8.1%	82	7.6%
No data	\$12,434,212.82	5.9%	79	7.3%
Director	\$0.00	0.0%	0	0.0%
	\$211,182,704.19	100.0%	1,081	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$196,326,444.20	93.0%	1018	94.2%
Genworth	\$14,856,259.99	7.0%	63	5.8%
	\$211,182,704.19	100.0%	1,081	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$206,564,461.18	97.8%	1058	97.9%
0 > and <= 30 days	\$3,093,961.65	1.5%	17	1.6%
30 > and <= 60 days	\$491,752.44	0.2%	1	0.1%
60 > and <= 90 days	\$545,604.06	0.3%	3	0.3%
90 > days	\$486,924.86	0.2%	2	0.2%
	\$211,182,704.19	100.0%	1,081	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$136,668,860.36	64.7%	737	68.2%
Fixed	\$74,513,843.83	35.3%	344	31.8%
	\$211,182,704.19	100.0%	1,081	100.0%

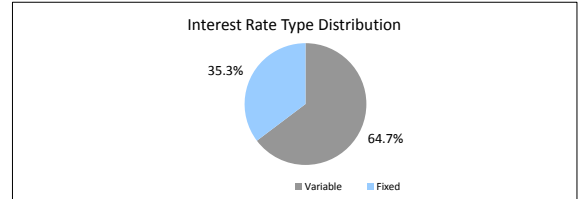
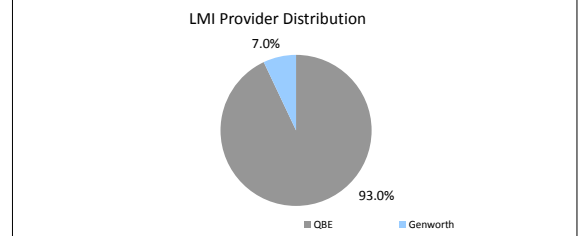
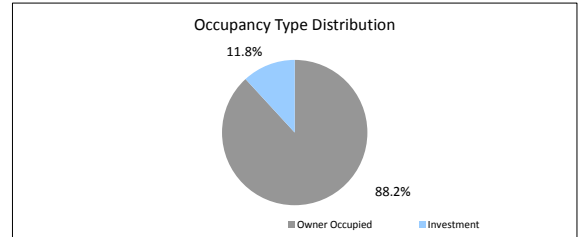
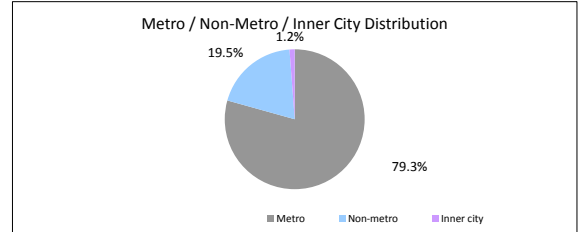
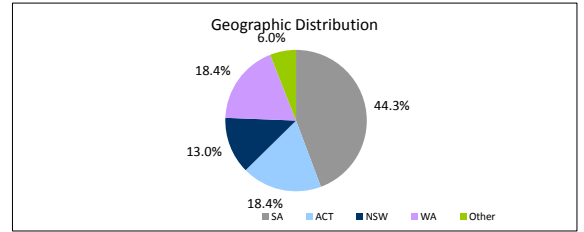
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	3.25%	344

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.



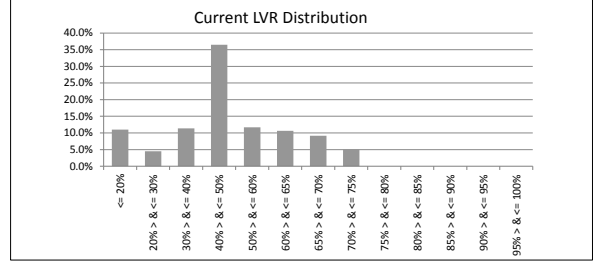
The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **28-Feb-23**

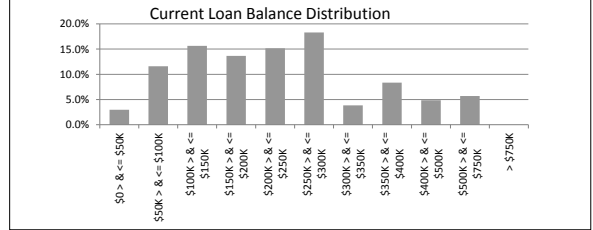
SUMMARY 28-Feb-23

Pool Balance	\$9,028,114.34
Number of Loans	61
Avg Loan Balance	\$148,001.87
Maximum Loan Balance	\$515,048.76
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	4.59%
Weighted Avg Seasoning (mths)	77.3
Maximum Remaining Term (mths)	312.00
Weighted Avg Remaining Term (mths)	261.10
Maximum Current LVR	72.73%
Weighted Avg Current LVR	46.44%

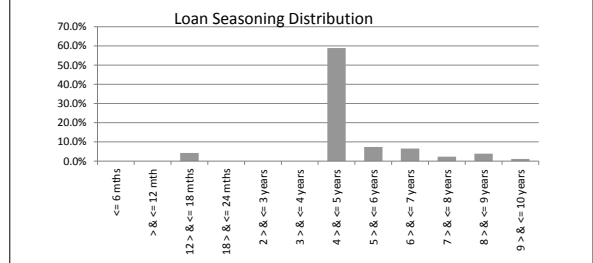
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$991,206.58	11.0%	18	29.5%
20% > & <= 30%	\$405,092.10	4.5%	7	11.5%
30% > & <= 40%	\$1,029,125.94	11.4%	7	11.5%
40% > & <= 50%	\$3,297,579.74	36.5%	14	23.0%
50% > & <= 60%	\$1,056,898.00	11.7%	6	9.8%
60% > & <= 65%	\$962,420.24	10.7%	4	6.6%
65% > & <= 70%	\$824,101.74	9.1%	3	4.9%
70% > & <= 75%	\$461,690.00	5.1%	2	3.3%
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%
	\$9,028,114.34	100.0%	61	100.0%



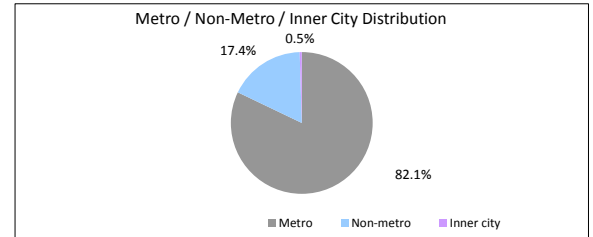
Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$266,902.20	3.0%	10	16.4%
\$50000 > & <= \$100000	\$1,045,374.91	11.6%	16	26.2%
\$100000 > & <= \$150000	\$1,413,746.17	15.7%	11	18.0%
\$150000 > & <= \$200000	\$1,231,414.47	13.6%	7	11.5%
\$200000 > & <= \$250000	\$1,367,433.33	15.1%	6	9.8%
\$250000 > & <= \$300000	\$1,650,633.59	18.3%	6	9.8%
\$300000 > & <= \$350000	\$345,748.64	3.8%	1	1.6%
\$350000 > & <= \$400000	\$754,261.63	8.4%	2	3.3%
\$400000 > & <= \$450000	\$437,550.64	4.8%	1	1.6%
\$450000 > & <= \$500000	\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000	\$515,048.76	5.7%	1	1.6%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$9,028,114.34	100.0%	61	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	\$385,172.34	4.3%	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	\$5,315,195.80	58.9%	24	39.3%
5 > & <= 6 years	\$667,210.26	7.4%	4	6.6%
6 > & <= 7 years	\$587,986.84	6.5%	5	8.2%
7 > & <= 8 years	\$208,919.10	2.3%	2	3.3%
8 > & <= 9 years	\$351,755.08	3.9%	6	9.8%
9 > & <= 10 years	\$105,875.75	1.2%	3	4.9%
> 10 years	\$1,405,999.17	15.6%	16	26.2%
	\$9,028,114.34	100.0%	61	100.0%

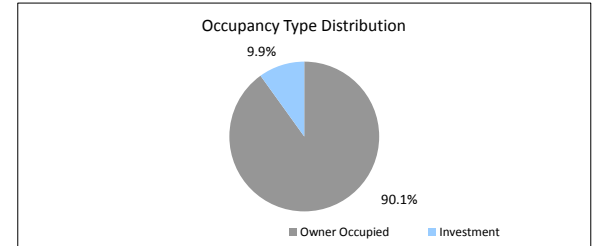


Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$2,346,175.47	26.0%	15	24.6%
New South Wales	\$675,497.70	7.5%	2	3.3%
Northern Territory	\$0.00	0.0%	0	0.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$5,152,251.42	57.1%	38	62.3%
Tasmania	\$0.00	0.0%	0	0.0%
Victoria	\$0.00	0.0%	0	0.0%
Western Australia	\$854,189.75	9.5%	6	9.8%
	\$9,028,114.34	100.0%	61	100.0%



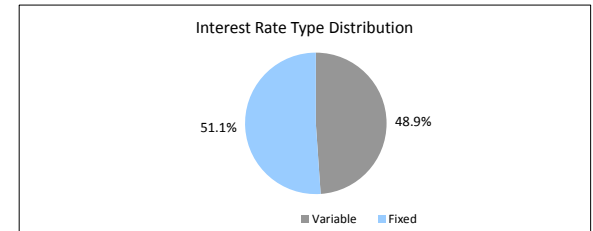
Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$7,413,247.78	82.1%	48	78.7%
Non-metro	\$1,572,362.87	17.4%	12	19.7%
Inner city	\$42,503.69	0.5%	1	1.6%
	\$9,028,114.34	100.0%	61	100.0%

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$8,194,259.04	90.8%	53	86.9%
Residential Unit	\$791,351.61	8.8%	7	11.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$42,503.69	0.5%	1	1.6%
	\$9,028,114.34	100.0%	61	100.0%



Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$8,131,326.01	90.1%	55	90.2%
Investment	\$896,788.33	9.9%	6	9.8%
	\$9,028,114.34	100.0%	61	100.0%

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$229,746.99	2.5%	1	1.6%
Pay-as-you-earn employee (casual)	\$51,204.70	0.6%	1	1.6%
Pay-as-you-earn employee (full time)	\$6,702,369.21	74.2%	45	73.8%
Pay-as-you-earn employee (part time)	\$1,222,689.41	13.5%	7	11.5%
Self employed	\$492,691.58	5.5%	3	4.9%
No data	\$0.00	0.0%	0	0.0%
Other	\$329,412.45	3.6%	4	6.6%
	\$9,028,114.34	100.0%	61	100.0%



Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days	\$9,028,114.34	100.0%	61	100.0%
0 > & <= 30 days	\$0.00	0.0%	0	0.0%
30 > & <= 60 days	\$0.00	0.0%	0	0.0%
60 > & <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$0.00	0.0%	0	0.0%
	\$9,028,114.34	100.0%	61	100.0%

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$4,415,477.87	48.9%	36	59.0%
Fixed	\$4,612,636.47	51.1%	25	41.0%
	\$9,028,114.34	100.0%	61	100.0%