

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Sep-25
Collections Period ending	31-Aug-25

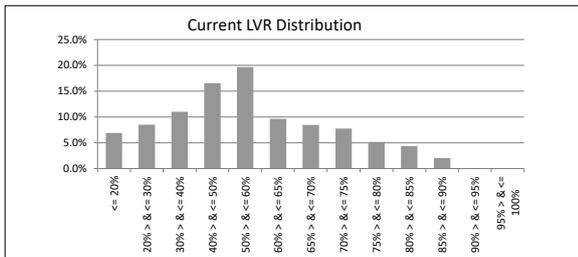
NOTE SUMMARY (FOLLOWING PAYMENT DAY DISTRIBUTION)

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	265,429,179.30	265,429,179.30	57.70%	17/09/2025	4.74%	8.00%	13.10%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/09/2025	5.47%	2.75%	4.50%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/09/2025	6.47%	1.15%	1.88%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/09/2025	6.97%	0.25%	0.41%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/09/2025	10.27%	N/A	N/A	AU3FN0080651

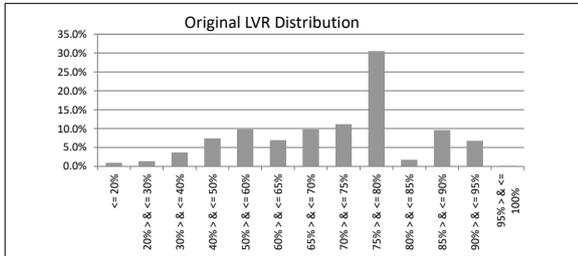
	AT ISSUE	31-Aug-25
Pool Balance	\$495,999,885.13	\$303,005,138.19
Number of Loans	1,935	1,371
Avg Loan Balance	\$256,330.69	\$221,010.31
Maximum Loan Balance	\$986,752.58	\$930,676.02
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	5.82%
Weighted Avg Seasoning (mths)	55.1	81.0
Maximum Remaining Term (mths)	357.00	331.00
Weighted Avg Remaining Term (mths)	292.83	268.44
Maximum Current LVR	89.90%	88.54%
Weighted Avg Current LVR	56.66%	51.94%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	3	\$636,776.25	0.21%
60 > and <= 90 days	1	\$259,744.74	0.09%
90 > days	3	\$302,752.30	0.10%

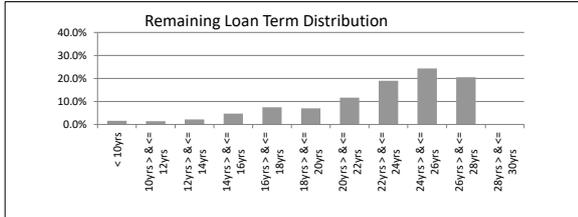
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$20,918,515.40	6.9%	363	26.5%
20% > & <= 30%	\$25,800,690.73	8.5%	156	11.4%
30% > & <= 40%	\$33,351,362.15	11.0%	161	11.7%
40% > & <= 50%	\$50,086,294.42	16.5%	175	12.8%
50% > & <= 60%	\$59,605,665.52	19.7%	194	14.2%
60% > & <= 65%	\$29,153,936.83	9.6%	87	6.3%
65% > & <= 70%	\$25,651,101.21	8.5%	76	5.5%
70% > & <= 75%	\$23,470,575.47	7.7%	66	4.8%
75% > & <= 80%	\$15,623,155.12	5.2%	43	3.1%
80% > & <= 85%	\$13,146,277.46	4.3%	35	2.6%
85% > & <= 90%	\$6,197,563.88	2.0%	15	1.1%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$303,005,138.19	100.0%	1,371	100.0%



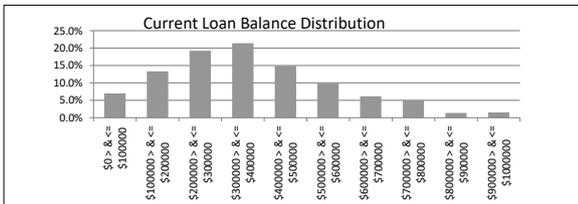
Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$2,860,998.60	0.9%	52	3.8%
25% > & <= 30%	\$4,203,857.71	1.4%	86	4.1%
30% > & <= 40%	\$11,174,618.67	3.7%	51	5.9%
40% > & <= 50%	\$22,481,779.18	7.4%	116	8.5%
50% > & <= 60%	\$29,903,420.41	9.9%	140	10.2%
60% > & <= 65%	\$21,107,106.42	7.0%	98	7.1%
65% > & <= 70%	\$29,825,731.70	9.8%	139	10.1%
70% > & <= 75%	\$33,868,286.89	11.2%	142	10.4%
75% > & <= 80%	\$92,445,434.92	30.5%	350	25.5%
80% > & <= 85%	\$5,325,294.19	1.8%	18	1.3%
85% > & <= 90%	\$29,053,830.44	9.6%	103	7.5%
90% > & <= 95%	\$20,556,775.86	6.8%	75	5.5%
95% > & <= 100%	\$198,003.20	0.1%	1	0.1%
	\$303,005,138.19	100.0%	1,371	100.0%



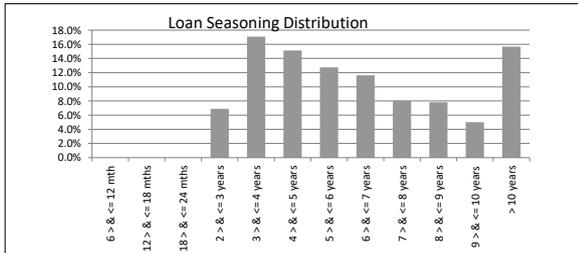
Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$4,743,534.60	1.6%	118	8.6%
10 year > & <= 12 years	\$4,427,515.49	1.5%	61	4.4%
12 year > & <= 14 years	\$6,705,910.56	2.2%	83	6.1%
14 year > & <= 16 years	\$14,337,294.03	4.7%	106	7.7%
16 year > & <= 18 years	\$22,628,305.73	7.5%	138	10.1%
18 year > & <= 20 years	\$21,214,558.33	7.0%	109	8.0%
20 year > & <= 22 years	\$35,464,128.56	11.7%	168	12.3%
22 year > & <= 24 years	\$57,493,905.03	19.0%	191	13.9%
24 year > & <= 26 years	\$73,764,981.81	24.3%	230	16.8%
26 year > & <= 28 years	\$62,225,004.05	20.5%	167	12.2%
28 year > & <= 31 years	\$0.00	0.0%	0	0.0%
	\$303,005,138.19	100.0%	1,371	100.0%



Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000	\$21,141,631.12	7.0%	468	34.1%
\$100000 > & <= \$200000	\$40,400,353.49	13.3%	268	19.5%
\$200000 > & <= \$300000	\$58,319,607.29	19.2%	232	16.9%
\$300000 > & <= \$400000	\$64,888,104.07	21.4%	186	13.6%
\$400000 > & <= \$500000	\$45,038,349.14	14.9%	102	7.4%
\$500000 > & <= \$600000	\$30,762,493.19	10.2%	56	4.1%
\$600000 > & <= \$700000	\$18,718,762.49	6.2%	29	2.1%
\$700000 > & <= \$800000	\$14,939,310.77	4.9%	20	1.5%
\$800000 > & <= \$900000	\$4,163,037.24	1.4%	5	0.4%
\$900000 > & <= \$1000000	\$4,613,489.39	1.5%	5	0.4%
	\$303,005,138.19	100.0%	1,371	100.0%



Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 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	\$20,888,429.89	6.9%	54	3.9%
3 > & <= 4 years	\$51,806,084.91	17.1%	175	12.8%
4 > & <= 5 years	\$45,833,365.18	15.1%	164	12.0%
5 > & <= 6 years	\$38,590,324.62	12.7%	135	9.8%
6 > & <= 7 years	\$35,218,578.44	11.6%	133	9.7%
7 > & <= 8 years	\$24,333,794.22	8.0%	92	6.7%
8 > & <= 9 years	\$23,651,817.01	7.8%	121	8.8%
9 > & <= 10 years	\$15,203,860.93	5.0%	85	6.2%
> 10 years	\$47,478,882.99	15.7%	412	30.1%
	\$303,005,138.19	100.0%	1,371	100.0%



Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2611	\$6,830,656.42	2.3%	23	1.7%
2914	\$6,243,462.92	2.1%	16	1.2%
2620	\$5,578,381.86	1.8%	18	1.3%
2913	\$4,780,511.98	1.6%	15	1.1%
5608	\$3,767,882.90	1.2%	33	2.4%
2902	\$3,663,744.42	1.2%	16	1.2%
5700	\$3,142,324.40	1.0%	22	1.6%
2905	\$2,957,245.59	1.0%	11	0.8%
2607	\$2,906,007.54	1.0%	6	0.4%
2615	\$2,821,364.66	0.9%	12	0.9%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Sep-25
Collections Period ending	31-Aug-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$50,095,778.75	16.5%	167	12.2%
New South Wales	\$58,703,556.14	19.4%	230	16.8%
Northern Territory	\$726,851.48	0.2%	3	0.2%
Queensland	\$7,611,574.17	2.5%	31	2.3%
South Australia	\$93,724,470.64	30.9%	589	43.0%
Tasmania	\$2,067,221.60	0.7%	6	0.4%
Victoria	\$50,567,675.08	16.7%	168	12.3%
Western Australia	\$39,508,010.33	13.0%	177	12.9%
Undefined	\$0.00	0.0%	0	0.0%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$240,583,012.17	79.4%	998	72.8%
Non-metro	\$61,767,418.82	20.4%	370	27.0%
Inner city	\$654,707.20	0.2%	3	0.2%
Undefined	\$0.00	0.0%	0	0.0%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$276,951,912.00	91.4%	1238	90.3%
Residential Unit	\$24,708,279.42	8.2%	128	9.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,344,946.77	0.4%	5	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$244,990,299.02	80.9%	1142	83.3%
Investment	\$58,014,839.17	19.1%	229	16.7%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$5,797,912.51	1.9%	20	1.5%
Pay-as-you-earn employee (casual)	\$11,120,942.05	3.7%	57	4.2%
Pay-as-you-earn employee (full time)	\$231,856,694.75	76.5%	984	71.8%
Pay-as-you-earn employee (part time)	\$20,141,062.23	6.6%	100	7.3%
Self employed	\$18,082,791.86	6.0%	89	6.5%
No data	\$16,005,734.79	5.3%	121	8.8%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$288,708,574.08	95.3%	1303	95.0%
Genworth	\$14,296,564.11	4.7%	68	5.0%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$299,117,787.65	98.7%	1354	98.8%
0 > and <= 30 days	\$2,688,077.25	0.9%	10	0.7%
30 > and <= 60 days	\$636,776.25	0.2%	3	0.2%
60 > and <= 90 days	\$259,744.74	0.1%	1	0.1%
90 > days	\$302,752.30	0.1%	3	0.2%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$293,950,369.24	97.0%	1332	97.2%
Fixed	\$9,054,768.95	3.0%	39	2.8%
	\$303,005,138.19	100.0%	1,371	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.93%	39
Variable Interest Rate	5.82%	1332

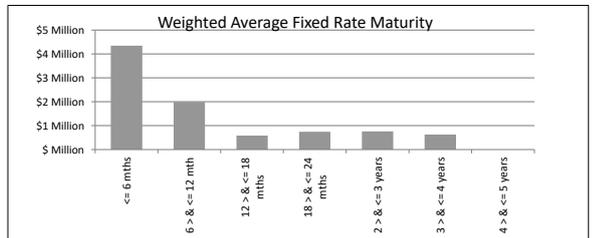
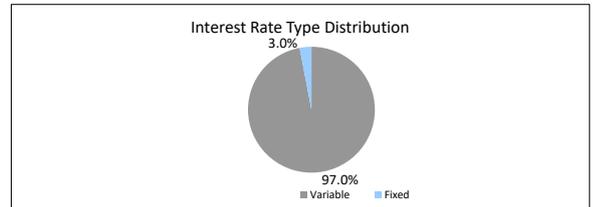
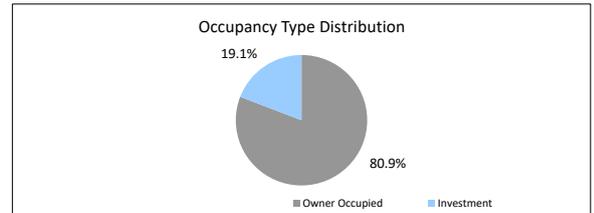
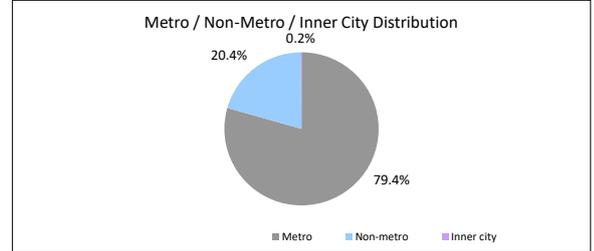
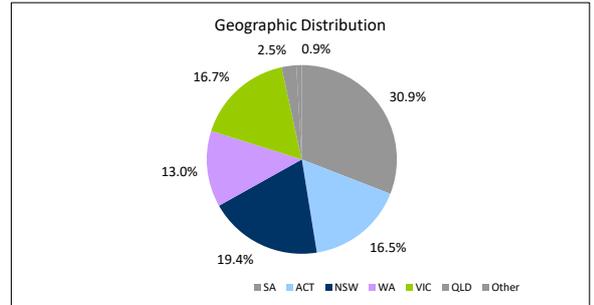
TABLE 16

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	\$4,346,647.31	48.0%	15	5.76%
6 > & <= 12 mth	\$1,994,600.25	22.0%	10	6.04%
12 > & <= 18 mths	\$580,162.06	6.4%	3	6.40%
18 > & <= 24 mths	\$747,655.85	8.3%	5	5.73%
2 > & <= 3 years	\$758,458.12	8.4%	3	6.01%
3 > & <= 4 years	\$627,245.36	6.9%	3	6.56%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	\$9,054,768.95	100.0%	39	



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-Aug-25**

SUMMARY		31-Aug-25
Pool Balance		\$14,331,486.24
Number of Loans		64
Avg Loan Balance		\$223,929.47
Maximum Loan Balance		\$757,754.10
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		5.65%
Weighted Avg Seasoning (mths)		85.1
Maximum Remaining Term (mths)		327.00
Weighted Avg Remaining Term (mths)		265.23
Maximum Current LVR		86.80%
Weighted Avg Current LVR		52.20%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$1,089,027.00	7.6%	13	20.3%
20% > & <= 30%		\$697,250.01	4.9%	5	7.8%
30% > & <= 40%		\$1,673,255.98	11.7%	9	14.1%
40% > & <= 50%		\$3,130,120.60	21.8%	12	18.8%
50% > & <= 60%		\$1,821,908.58	12.7%	7	10.9%
60% > & <= 65%		\$2,188,544.75	15.3%	8	12.5%
65% > & <= 70%		\$334,648.39	2.3%	1	1.6%
70% > & <= 75%		\$1,092,644.37	7.6%	4	6.3%
75% > & <= 80%		\$1,725,566.07	12.0%	3	4.7%
80% > & <= 85%		\$0.00	0.0%	0	0.0%
85% > & <= 90%		\$578,520.49	4.0%	2	3.1%
90% > & <= 95%		\$0.00	0.0%	0	0.0%
95% > & <= 100%		\$0.00	0.0%	0	0.0%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000		\$938,930.85	6.6%	16	25.0%
\$100000 > & <= \$200000		\$2,501,178.99	17.5%	18	28.1%
\$200000 > & <= \$300000		\$3,252,853.40	22.7%	13	20.3%
\$300000 > & <= \$400000		\$2,853,540.29	19.9%	8	12.5%
\$400000 > & <= \$500000		\$1,797,950.67	12.5%	4	6.3%
\$500000 > & <= \$600000		\$2,229,277.94	15.6%	4	6.3%
\$600000 > & <= \$700000		\$0.00	0.0%	0	0.0%
\$700000 > & <= \$800000		\$757,754.10	5.3%	1	1.6%
\$800000 > & <= \$900000		\$0.00	0.0%	0	0.0%
\$900000 > & <= \$1000000		\$0.00	0.0%	0	0.0%
		\$14,331,486.24	100.0%	64	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		\$761,535.30	5.3%	2	3.1%
3 > & <= 4 years		\$3,688,121.53	25.7%	11	17.2%
4 > & <= 5 years		\$1,461,788.47	10.2%	7	10.9%
5 > & <= 6 years		\$1,572,044.66	11.0%	9	14.1%
6 > & <= 7 years		\$1,421,054.40	9.9%	6	9.4%
7 > & <= 8 years		\$980,712.81	6.8%	4	6.3%
8 > & <= 9 years		\$991,286.10	6.9%	3	4.7%
9 > & <= 10 years		\$409,059.82	2.9%	4	6.3%
> 10 years		\$3,045,883.15	21.3%	18	28.1%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$1,991,409.43	13.9%	7	10.9%
New South Wales		\$1,951,126.06	13.6%	7	10.9%
Northern Territory		\$204,134.15	1.4%	1	1.6%
Queensland		\$159,984.36	1.1%	1	1.6%
South Australia		\$5,601,169.15	39.1%	29	45.3%
Tasmania		\$197,216.53	1.4%	1	1.6%
Victoria		\$2,431,190.26	17.0%	10	15.6%
Western Australia		\$1,795,256.30	12.5%	8	12.5%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$10,295,809.01	71.8%	40	62.5%
Non-metro		\$4,035,677.23	28.2%	24	37.5%
Inner city		\$0.00	0.0%	0	0.0%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$13,061,301.98	91.1%	58	90.6%
Residential Unit		\$1,270,184.26	8.9%	6	9.4%
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%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$12,270,534.41	85.6%	52	81.3%
Investment		\$2,060,951.83	14.4%	12	18.8%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$159,984.36	1.1%	1	1.6%
Pay-as-you-earn employee (casual)		\$104,690.26	0.7%	1	1.6%
Pay-as-you-earn employee (full time)		\$12,163,260.44	84.9%	50	78.1%
Pay-as-you-earn employee (part time)		\$1,531,871.64	10.7%	10	15.6%
Self employed		\$337,451.90	2.4%	1	1.6%
No data		\$0.00	0.0%	0	0.0%
Other		\$34,227.64	0.2%	1	1.6%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$13,629,521.92	95.1%	62	96.9%
0 > and <= 30 days		\$261,741.01	1.8%	1	1.6%
30 > and <= 60 days		\$0.00	0.0%	0	0.0%
60 > and <= 90 days		\$0.00	0.0%	0	0.0%
90 > days		\$440,223.31	3.1%	1	1.6%
		\$14,331,486.24	100.0%	64	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$13,584,708.28	94.8%	62	96.9%
Fixed		\$746,777.96	5.2%	2	3.1%
		\$14,331,486.24	100.0%	64	100.0%

