

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Mar-25
Collections Period ending	28-Feb-25

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$57,750,383.46	17.0%	184	12.4%
New South Wales	\$64,792,855.50	19.1%	243	16.4%
Northern Territory	\$833,283.34	0.2%	4	0.3%
Queensland	\$8,125,754.94	2.4%	32	2.2%
South Australia	\$104,777,811.67	30.8%	637	43.0%
Tasmania	\$2,062,922.71	0.6%	6	0.4%
Victoria	\$54,978,081.44	16.2%	177	12.0%
Western Australia	\$46,424,977.24	13.7%	198	13.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$270,099,542.14	79.5%	1079	72.9%
Non-metro	\$68,692,755.37	20.2%	398	26.9%
Inner city	\$953,772.79	0.3%	4	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$309,914,297.37	91.2%	1337	90.3%
Residential Unit	\$27,887,997.25	8.2%	138	9.3%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,943,775.68	0.6%	6	0.4%
Undefined	\$0.00	0.0%	0	0.0%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$274,513,557.77	80.8%	1232	83.2%
Investment	\$65,232,512.53	19.2%	249	16.8%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$6,994,336.76	2.1%	24	1.6%
Pay-as-you-earn employee (casual)	\$12,782,495.88	3.8%	62	4.2%
Pay-as-you-earn employee (full time)	\$261,464,445.07	77.0%	1069	72.2%
Pay-as-you-earn employee (part time)	\$21,603,735.09	6.4%	108	7.3%
Self employed	\$19,575,133.75	5.8%	94	6.3%
No data	\$17,325,923.75	5.1%	124	8.4%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$323,093,439.48	95.1%	1405	94.9%
Genworth	\$16,652,630.82	4.9%	76	5.1%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$334,504,560.21	98.5%	1456	98.3%
0 > and <= 30 days	\$4,093,179.82	1.2%	19	1.3%
30 > and <= 60 days	\$576,049.97	0.2%	2	0.1%
60 > and <= 90 days	\$246,815.59	0.1%	2	0.1%
90 > days	\$325,464.71	0.1%	2	0.1%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$324,088,927.88	95.4%	1417	95.7%
Fixed	\$15,657,142.42	4.6%	64	4.3%
	\$339,746,070.30	100.0%	1,481	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.97%	64
Variable Interest Rate	6.61%	1417

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	\$7,942,530.37	50.7%	33	5.88%
6 > & <= 12 mth	\$3,202,516.68	20.5%	10	5.80%
12 > & <= 18 mths	\$2,057,458.11	13.1%	9	6.24%
18 > & <= 24 mths	\$651,540.41	4.2%	4	6.34%
2 > & <= 3 years	\$822,540.27	5.3%	3	6.14%
3 > & <= 4 years	\$980,556.58	6.3%	5	6.37%
4 > & <= 5 years	\$0.00	0.0%	0	#DIV/0!
	\$15,657,142.42	100.0%	64	



