

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Feb-26
Collections Period ending	31-Jan-26

NOTE SUMMARY (FOLLOWING PAYMENT DAY DISTRIBUTION)

Class	S&P/Fitch Rating	Initial Invested Amount (AS)	Invested Amount (AS)	Stated Amount (AS)	Note Factor (current distribution date)	Current Distribution Date	Interest Rate	Original Subordination	Current Subordination	
A-1R	AAA(sf)/AAAsf	92,021,165.39	90,475,671.42	90,475,671.42	98.32%	17/02/2026	4.53%	16.28%	16.28%	AU3FN0092789
A-2	AAA(sf)/AAAsf	18,500,000.00	8,139,067.21	8,139,067.21	43.99%	17/02/2026	5.01%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	3,299,621.83	3,299,621.83	43.99%	17/02/2026	5.16%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	3,629,584.04	3,629,584.04	43.99%	17/02/2026	5.41%	1.15%	2.34%	AU3FN0051767
C	A+(sf)/NR	4,500,000.00	1,979,773.13	1,979,773.13	43.99%	17/02/2026	6.06%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	549,936.99	549,936.99	43.99%	17/02/2026	9.36%	N/A	N/A	AU3FN0051785

SUMMARY	AT ISSUE	31-Jan-26
Pool Balance	\$495,996,628.58	\$107,215,927.20
Number of Loans	1,974	678
Avg Loan Balance	\$251,264.76	\$158,135.59
Maximum Loan Balance	\$742,616.96	\$651,104.74
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.84%
Weighted Avg Seasoning (mths)	43.03	121.83
Maximum Remaining Term (mths)	353.00	286.00
Weighted Avg Remaining Term (mths)	297.68	223.79
Maximum Current LVR	89.70%	77.66%
Weighted Avg Current LVR	59.88%	42.60%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$95,006.87	0.09%
60 > and <= 90 days	1	\$227,380.23	0.21%
90 > days	2	\$363,357.56	0.34%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$10,038,437.71	9.4%	198	29.2%
20% > & <= 30%	\$15,797,549.83	14.7%	113	16.7%
30% > & <= 40%	\$20,554,174.64	19.2%	110	16.2%
40% > & <= 50%	\$23,328,781.69	21.8%	107	15.8%
50% > & <= 60%	\$20,203,505.36	18.8%	85	12.5%
60% > & <= 65%	\$8,447,683.32	7.9%	31	4.6%
65% > & <= 70%	\$3,939,989.66	3.7%	17	2.5%
70% > & <= 75%	\$3,504,992.82	3.3%	12	1.8%
75% > & <= 80%	\$1,400,812.17	1.3%	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%
Total	\$107,215,927.20	100.0%	678	100.0%

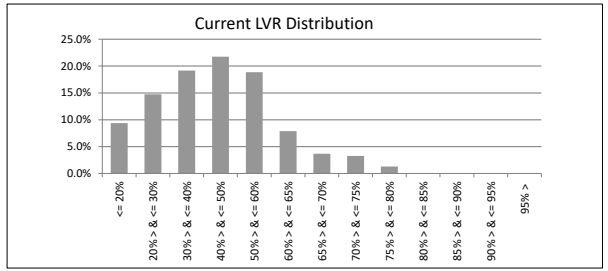


TABLE 2

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$159,759.75	0.1%	5	0.7%
25% > & <= 30%	\$1,582,782.81	1.5%	24	3.5%
30% > & <= 40%	\$3,845,211.50	3.6%	41	6.0%
40% > & <= 50%	\$6,747,921.46	6.3%	65	9.6%
50% > & <= 60%	\$13,314,650.73	12.4%	87	12.8%
60% > & <= 65%	\$6,817,449.10	6.4%	56	8.3%
65% > & <= 70%	\$13,700,956.15	12.8%	80	11.8%
70% > & <= 75%	\$11,040,801.29	10.3%	65	9.6%
75% > & <= 80%	\$28,330,399.07	26.4%	159	23.5%
80% > & <= 85%	\$3,509,847.19	3.3%	17	2.5%
85% > & <= 90%	\$8,283,435.21	7.7%	34	5.0%
90% > & <= 95%	\$9,882,712.94	9.2%	45	6.6%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
Total	\$107,215,927.20	100.0%	678	100.0%

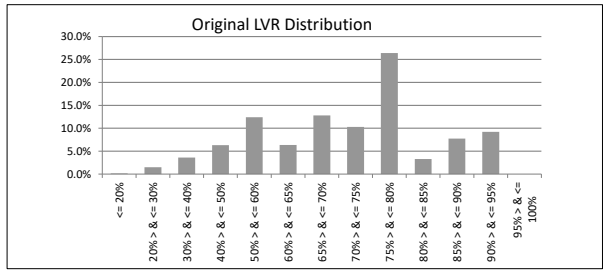


TABLE 3

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,414,607.73	3.2%	56	8.3%
10 year > & <= 12 years	\$4,561,211.66	4.3%	36	5.3%
12 year > & <= 14 years	\$4,648,488.33	4.3%	42	6.2%
14 year > & <= 16 years	\$7,724,476.46	7.2%	60	8.8%
16 year > & <= 18 years	\$12,829,140.15	12.0%	91	13.4%
18 year > & <= 20 years	\$29,892,435.21	27.9%	162	23.9%
20 year > & <= 22 years	\$31,263,773.30	29.2%	169	24.9%
22 year > & <= 24 years	\$12,881,794.36	12.0%	62	9.1%
24 year > & <= 26 years	\$0.00	0.0%	0	0.0%
26 year > & <= 28 years	\$0.00	0.0%	0	0.0%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
Total	\$107,215,927.20	100.0%	678	100.0%

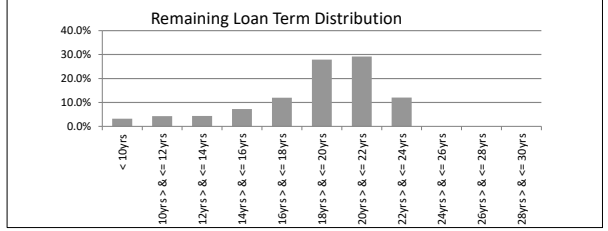


TABLE 4

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,868,457.96	1.7%	120	17.7%
\$50000 > & <= \$100000	\$8,166,130.60	7.6%	111	16.4%
\$100000 > & <= \$150000	\$13,874,506.76	12.9%	110	16.2%
\$150000 > & <= \$200000	\$19,265,878.44	18.0%	111	16.4%
\$200000 > & <= \$250000	\$22,146,773.96	20.7%	99	14.6%
\$250000 > & <= \$300000	\$16,459,419.75	15.4%	60	8.8%
\$300000 > & <= \$350000	\$9,777,572.77	9.1%	30	4.4%
\$350000 > & <= \$400000	\$7,358,579.92	6.9%	20	2.9%
\$400000 > & <= \$450000	\$3,918,292.49	3.7%	9	1.3%
\$450000 > & <= \$500000	\$1,912,083.18	1.8%	4	0.6%
\$500000 > & <= \$750000	\$2,468,231.37	2.3%	4	0.6%
> \$750,000	\$0.00	0.0%	0	0.0%
Total	\$107,215,927.20	100.0%	678	100.0%

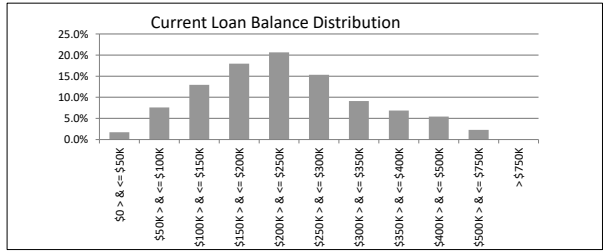
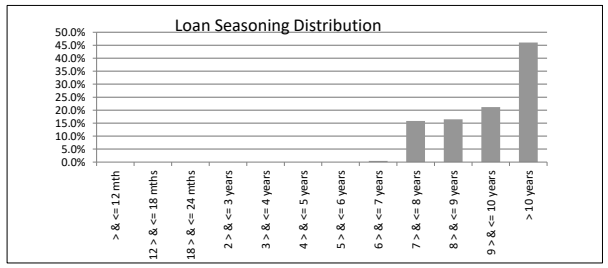


TABLE 5

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	\$472,060.41	0.4%	2	0.3%
7 > & <= 8 years	\$16,956,156.12	15.8%	96	14.2%
8 > & <= 9 years	\$17,693,149.08	16.5%	104	15.3%
9 > & <= 10 years	\$22,744,689.12	21.2%	146	21.5%
> 10 years	\$49,349,872.47	46.0%	330	48.7%
Total	\$107,215,927.20	100.0%	678	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Feb-26
Collections Period ending	31-Jan-26

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2617	\$3,027,890.18	2.8%	14	2.1%
2615	\$3,007,690.83	2.8%	17	2.5%
2914	\$2,640,382.32	2.5%	11	1.6%
2611	\$2,195,706.97	2.0%	6	0.9%
5162	\$1,999,305.56	1.9%	15	2.2%
2905	\$1,718,537.20	1.6%	9	1.3%
5169	\$1,551,792.29	1.4%	10	1.5%
5159	\$1,299,143.72	1.2%	10	1.5%
5806	\$1,251,805.01	1.2%	11	1.6%
6171	\$1,206,854.22	1.1%	4	0.6%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$21,021,263.08	19.6%	107	15.8%
New South Wales	\$14,242,639.80	13.3%	91	13.4%
Northern Territory	\$854,422.04	0.8%	3	0.4%
Queensland	\$433,168.10	0.4%	4	0.6%
South Australia	\$46,913,324.37	43.8%	349	51.5%
Tasmania	\$392,461.67	0.4%	2	0.3%
Victoria	\$3,870,076.40	3.6%	18	2.7%
Western Australia	\$19,488,571.74	18.2%	104	15.3%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$90,365,872.73	84.3%	558	82.3%
Non-metro	\$16,029,849.12	15.0%	115	17.0%
Inner city	\$820,205.35	0.8%	5	0.7%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$97,606,590.74	91.0%	612	90.3%
Residential Unit	\$8,476,283.01	7.9%	58	8.6%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,133,053.45	1.1%	8	1.2%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$92,961,378.31	86.7%	591	87.2%
Investment	\$14,254,548.89	13.3%	87	12.8%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$1,173,143.80	1.1%	7	1.0%
Pay-as-you-earn employee (casual)	\$3,255,640.16	3.0%	24	3.5%
Pay-as-you-earn employee (full time)	\$77,447,355.90	72.2%	474	69.9%
Pay-as-you-earn employee (part time)	\$9,304,519.67	8.7%	66	9.7%
Self employed	\$9,390,625.90	8.8%	56	8.3%
No data	\$6,644,641.77	6.2%	51	7.5%
Director	\$0.00	0.0%	0	0.0%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$99,375,944.77	92.7%	638	94.1%
Genworth/Helia	\$7,839,982.43	7.3%	40	5.9%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$105,019,482.35	98.0%	665	98.1%
0 > and <= 30 days	\$1,510,700.19	1.4%	9	1.3%
30 > and <= 60 days	\$95,006.87	0.1%	1	0.1%
60 > and <= 90 days	\$227,380.23	0.2%	1	0.1%
90 > days	\$363,357.56	0.3%	2	0.3%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$92,105,876.69	85.9%	598	88.2%
Fixed	\$15,110,050.51	14.1%	80	11.8%
Total	\$107,215,927.20	100.0%	678	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.09%	80

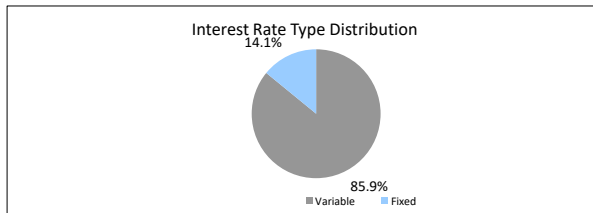
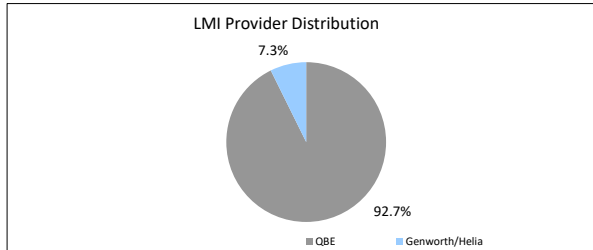
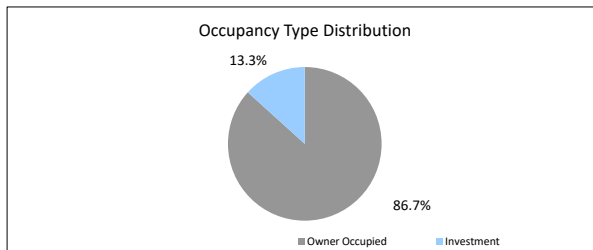
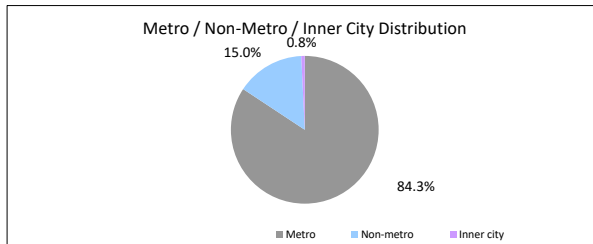
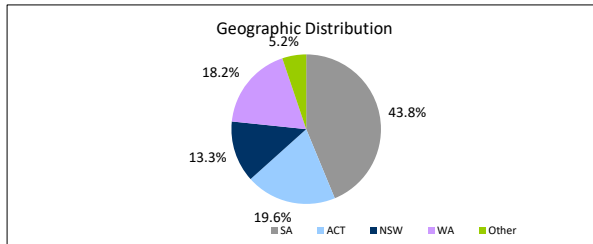
TABLE 16

Foreclosure, Claims and Losses	Balance	Loan Count
Properties foreclosed (Current)	\$140,547.15	1
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

CPR	Value
CPR	15.66%



The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **31-Jan-26**

SUMMARY 31-Jan-26

Pool Balance	\$4,675,496.49
Number of Loans	47
Avg Loan Balance	\$99,478.65
Maximum Loan Balance	\$323,662.47
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	6.00%
Weighted Avg Seasoning (mths)	114.6
Maximum Remaining Term (mths)	277.00
Weighted Avg Remaining Term (mths)	232.80
Maximum Current LVR	68.52%
Weighted Avg Current LVR	44.26%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$587,184.08	12.6%	22	46.8%
20% > & <= 30%	\$581,463.91	12.4%	6	12.8%
30% > & <= 40%	\$346,535.92	7.4%	4	8.5%
40% > & <= 50%	\$1,345,055.38	28.8%	7	14.9%
50% > & <= 60%	\$599,694.23	12.8%	2	4.3%
60% > & <= 65%	\$510,412.59	10.9%	2	4.3%
65% > & <= 70%	\$705,150.38	15.1%	4	8.5%
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%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 2

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$309,303.09	6.6%	19	40.4%
\$50000 > & <= \$100000	\$694,147.92	14.8%	10	21.3%
\$100000 > & <= \$150000	\$658,553.44	14.1%	5	10.6%
\$150000 > & <= \$200000	\$480,845.61	10.3%	3	6.4%
\$200000 > & <= \$250000	\$1,390,145.74	29.7%	6	12.8%
\$250000 > & <= \$300000	\$818,838.22	17.5%	3	6.4%
\$300000 > & <= \$350000	\$323,662.47	6.9%	1	2.1%
\$350000 > & <= \$400000	\$0.00	0.0%	0	0.0%
\$400000 > & <= \$450000	\$0.00	0.0%	0	0.0%
\$450000 > & <= \$500000	\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000	\$0.00	0.0%	0	0.0%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$4,675,496.49	100.0%	47	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	\$263,032.78	5.6%	1	2.1%
7 > & <= 8 years	\$2,707,546.68	57.9%	19	40.4%
8 > & <= 9 years	\$153,776.96	3.3%	2	4.3%
9 > & <= 10 years	\$303,631.32	6.5%	3	6.4%
> 10 years	\$1,247,508.75	26.7%	22	46.8%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 4

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$1,102,416.03	23.6%	13	27.7%
New South Wales	\$647,205.46	13.8%	3	6.4%
Northern Territory	\$0.00	0.0%	0	0.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$2,510,808.42	53.7%	27	57.4%
Tasmania	\$0.00	0.0%	0	0.0%
Victoria	\$0.00	0.0%	0	0.0%
Western Australia	\$415,066.58	8.9%	4	8.5%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 5

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$3,897,349.11	83.4%	39	83.0%
Non-metro	\$773,893.69	16.6%	7	14.9%
Inner city	\$4,253.69	0.1%	1	2.1%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 6

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$4,374,730.12	93.6%	42	89.4%
Residential Unit	\$296,512.68	6.3%	4	8.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$4,253.69	0.1%	1	2.1%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 7

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$4,123,424.78	88.2%	44	93.6%
Investment	\$552,071.71	11.8%	3	6.4%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 8

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$0.00	0.0%	0	0.0%
Pay-as-you-earn employee (casual)	\$342,464.50	7.3%	2	4.3%
Pay-as-you-earn employee (full time)	\$3,440,859.81	73.6%	35	74.5%
Pay-as-you-earn employee (part time)	\$648,899.50	13.9%	5	10.6%
Self employed	\$111,673.30	2.4%	2	4.3%
No data	\$0.00	0.0%	0	0.0%
Other	\$131,599.38	2.8%	3	6.4%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 9

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$4,675,496.49	100.0%	47	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%
	\$4,675,496.49	100.0%	47	100.0%

TABLE 10

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$4,436,863.44	94.9%	44	93.6%
Fixed	\$238,633.05	5.1%	3	6.4%
	\$4,675,496.49	100.0%	47	100.0%

