

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Apr-24
Collections Period ending	31-Mar-24

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	382,899,645.36	382,899,645.36	83.24%	17/04/2024	5.47%	8.00%	9.46%	AU3FN0080610
AB	AAA(sf)/AAAsf	26,250,000.00	26,250,000.00	26,250,000.00	100.00%	17/04/2024	6.20%	2.75%	3.25%	AU3FN0080628
B	AA(sf)/NR	8,000,000.00	8,000,000.00	8,000,000.00	100.00%	17/04/2024	7.20%	1.15%	1.36%	AU3FN0080636
C	A(sf)/NR	4,500,000.00	4,500,000.00	4,500,000.00	100.00%	17/04/2024	7.70%	0.25%	0.30%	AU3FN0080644
D	NR/NR	1,250,000.00	1,250,000.00	1,250,000.00	100.00%	17/04/2024	11.00%	N/A	N/A	AU3FN0080651

	AT ISSUE	31-Mar-24
Pool Balance	\$495,999,885.13	\$419,543,298.97
Number of Loans	1,935	1,723
Avg Loan Balance	\$256,330.69	\$243,495.82
Maximum Loan Balance	\$986,752.58	\$973,295.04
Minimum Loan Balance	\$20,010.37	\$0.00
Weighted Avg Interest Rate	6.26%	6.64%
Weighted Avg Seasoning (mths)	55.1	63.9
Maximum Remaining Term (mths)	357.00	348.00
Weighted Avg Remaining Term (mths)	292.83	284.71
Maximum Current LVR	89.90%	90.35%
Weighted Avg Current LVR	56.66%	54.96%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	3	\$985,381.07	0.23%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	1	\$94,644.63	0.02%

TABLE 1	Balance	% of Balance	Loan Count	% of Loan Count
Current LVR				
<= 20%	\$26,253,645.97	6.0%	384	22.3%
20% > & <= 30%	\$30,030,992.95	7.2%	180	10.4%
30% > & <= 40%	\$45,397,081.93	10.8%	201	11.7%
40% > & <= 50%	\$54,938,330.96	13.1%	199	11.5%
50% > & <= 60%	\$73,864,978.22	17.6%	229	13.3%
60% > & <= 65%	\$43,767,161.91	10.4%	131	7.6%
65% > & <= 70%	\$42,171,096.76	10.1%	123	7.1%
70% > & <= 75%	\$37,562,447.45	9.0%	102	5.9%
75% > & <= 80%	\$31,821,850.43	7.6%	81	4.7%
80% > & <= 85%	\$19,168,971.47	4.6%	57	3.3%
85% > & <= 90%	\$15,237,482.33	3.6%	35	2.0%
90% > & <= 95%	\$329,258.59	0.1%	1	0.1%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$419,543,298.97	100.0%	1,723	100.0%

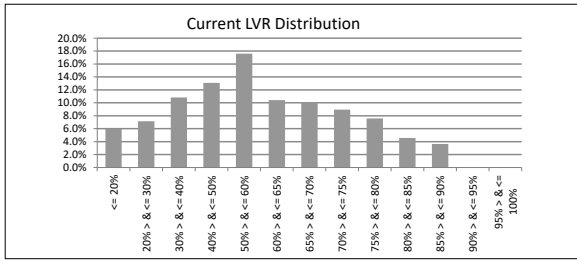


TABLE 2	Balance	% of Balance	Loan Count	% of Loan Count
Original LVR				
<= 20%	\$3,908,550.12	0.9%	62	3.6%
25% > & <= 30%	\$6,809,628.72	1.6%	72	4.2%
30% > & <= 40%	\$15,329,382.57	3.7%	98	5.7%
40% > & <= 50%	\$28,423,762.19	6.8%	140	8.1%
50% > & <= 60%	\$39,548,359.69	9.4%	177	10.3%
60% > & <= 65%	\$29,249,434.45	7.0%	122	7.1%
65% > & <= 70%	\$41,299,346.35	9.8%	171	9.9%
70% > & <= 75%	\$46,781,976.05	11.2%	179	10.4%
75% > & <= 80%	\$133,552,131.59	31.8%	449	26.1%
80% > & <= 85%	\$5,788,858.27	1.4%	20	1.2%
85% > & <= 90%	\$38,842,994.55	9.3%	128	7.4%
90% > & <= 95%	\$29,802,863.66	7.1%	104	6.0%
95% > & <= 100%	\$206,010.76	0.0%	1	0.1%
	\$419,543,298.97	100.0%	1,723	100.0%

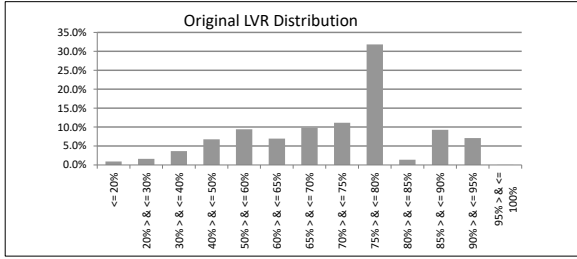


TABLE 3	Balance	% of Balance	Loan Count	% of Loan Count
Remaining Loan Term				
< 10 years	\$4,896,789.38	1.2%	105	6.1%
10 year > & <= 12 years	\$4,263,795.16	1.0%	61	3.5%
12 year > & <= 14 years	\$6,656,580.05	1.6%	71	4.1%
14 year > & <= 16 years	\$11,702,221.54	2.8%	115	6.7%
16 year > & <= 18 years	\$23,928,597.91	5.7%	144	8.4%
18 year > & <= 20 years	\$28,723,581.81	6.8%	151	8.8%
20 year > & <= 22 years	\$34,019,379.65	8.1%	156	9.1%
22 year > & <= 24 years	\$57,248,470.03	13.6%	220	12.8%
24 year > & <= 26 years	\$82,554,986.72	19.7%	249	14.5%
26 year > & <= 28 years	\$117,097,248.87	27.9%	333	19.3%
28 year > & <= 31 years	\$48,451,647.85	11.5%	118	6.8%
	\$419,543,298.97	100.0%	1,723	100.0%

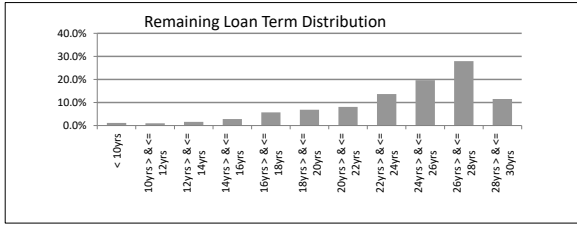


TABLE 4	Balance	% of Balance	Loan Count	% of Loan Count
Current Loan Balance				
\$0 > & <= \$100000	\$25,502,514.13	6.1%	496	28.8%
\$100000 > & <= \$200000	\$50,306,145.56	12.0%	343	19.9%
\$200000 > & <= \$300000	\$79,770,085.78	19.0%	318	18.5%
\$300000 > & <= \$400000	\$85,829,106.33	20.5%	246	14.3%
\$400000 > & <= \$500000	\$63,170,034.82	15.1%	142	8.2%
\$500000 > & <= \$600000	\$41,955,381.64	10.0%	77	4.5%
\$600000 > & <= \$700000	\$30,195,716.32	7.2%	47	2.7%
\$700000 > & <= \$800000	\$25,316,908.95	6.0%	34	2.0%
\$800000 > & <= \$900000	\$10,007,125.35	2.4%	12	0.7%
\$900000 > & <= \$1000000	\$7,490,280.09	1.8%	8	0.5%
	\$419,543,298.97	100.0%	1,723	100.0%

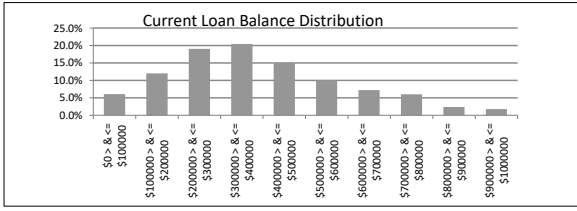


TABLE 5	Balance	% of Balance	Loan Count	% of Loan Count
Loan Seasoning				
<= 6 mths	\$0.00	0.0%	0	0.0%
6 > & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$21,684,110.10	5.2%	54	3.1%
18 > & <= 24 mths	\$35,944,938.75	8.6%	110	6.4%
2 > & <= 3 years	\$69,039,293.85	16.5%	230	13.3%
3 > & <= 4 years	\$63,908,533.39	15.2%	199	11.5%
4 > & <= 5 years	\$54,336,893.83	13.0%	175	10.2%
5 > & <= 6 years	\$36,772,142.38	8.8%	138	8.0%
6 > & <= 7 years	\$34,521,263.60	8.2%	129	7.5%
7 > & <= 8 years	\$25,400,953.65	6.1%	133	7.7%
8 > & <= 9 years	\$20,279,603.46	4.8%	107	6.2%
9 > & <= 10 years	\$12,453,586.95	3.0%	71	4.1%
> 10 years	\$45,201,979.01	10.8%	377	21.9%
	\$419,543,298.97	100.0%	1,723	100.0%

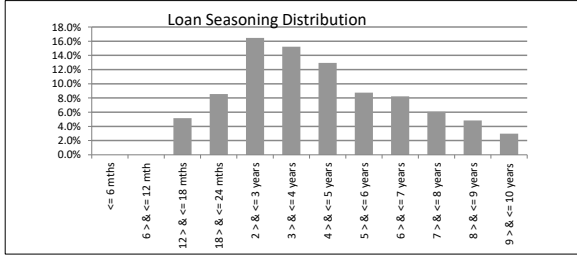


TABLE 6	Balance	% of Balance	Loan Count	% of Loan Count
Postcode Concentration (top 10 by value)				
2611	\$10,682,098.38	2.5%	31	1.8%
2914	\$8,450,910.47	2.0%	19	1.1%
2913	\$7,399,855.91	1.8%	19	1.1%
2620	\$5,692,332.01	1.4%	19	1.1%
5608	\$5,292,426.22	1.3%	42	2.4%
2902	\$4,722,420.44	1.1%	20	1.2%
2615	\$4,483,082.81	1.1%	15	0.9%
2607	\$4,142,347.52	1.0%	8	0.5%
5600	\$3,890,491.21	0.9%	21	1.2%
2905	\$3,819,154.39	0.9%	13	0.8%

The Barton Series 2023-1 Trust

Investor Reporting

Payment Date	17-Apr-24
Collections Period ending	31-Mar-24

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$72,341,373.90	17.2%	214	12.4%
New South Wales	\$77,139,079.77	18.4%	279	16.2%
Northern Territory	\$909,589.47	0.2%	4	0.2%
Queensland	\$10,333,927.43	2.5%	38	2.2%
South Australia	\$126,243,089.90	30.1%	725	42.1%
Tasmania	\$1,927,920.95	0.5%	6	0.3%
Victoria	\$69,161,114.75	16.5%	207	12.0%
Western Australia	\$61,487,202.80	14.7%	250	14.5%
Undefined	\$0.00	0.0%	0	0.0%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$334,218,279.23	79.7%	1262	73.2%
Non-metro	\$82,816,173.26	19.7%	455	26.4%
Inner city	\$2,508,846.48	0.6%	6	0.3%
Undefined	\$0.00	0.0%	0	0.0%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$383,029,698.69	91.3%	1558	90.4%
Residential Unit	\$33,968,718.67	8.1%	156	9.1%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$2,544,881.61	0.6%	9	0.5%
Undefined	\$0.00	0.0%	0	0.0%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$336,414,611.23	80.2%	1416	82.2%
Investment	\$83,128,687.74	19.8%	307	17.8%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$8,286,147.87	2.0%	28	1.6%
Pay-as-you-earn employee (casual)	\$16,299,501.99	3.9%	77	4.5%
Pay-as-you-earn employee (full time)	\$321,146,558.00	76.5%	1242	72.1%
Pay-as-you-earn employee (part time)	\$29,277,547.33	7.0%	136	7.9%
Self employed	\$20,938,548.57	5.0%	99	5.7%
No data	\$23,594,995.21	5.6%	141	8.2%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$396,242,847.32	94.4%	1628	94.5%
Genworth	\$23,300,451.65	5.6%	95	5.5%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$411,068,308.31	98.0%	1691	98.1%
0 > and <= 30 days	\$7,394,964.96	1.8%	28	1.6%
30 > and <= 60 days	\$985,381.07	0.2%	3	0.2%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$94,644.63	0.0%	1	0.1%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$388,779,002.57	92.7%	1617	93.8%
Fixed	\$30,764,296.40	7.3%	106	6.2%
	\$419,543,298.97	100.0%	1,723	100.0%

TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	5.81%	106
Variable Interest Rate	6.71%	1617

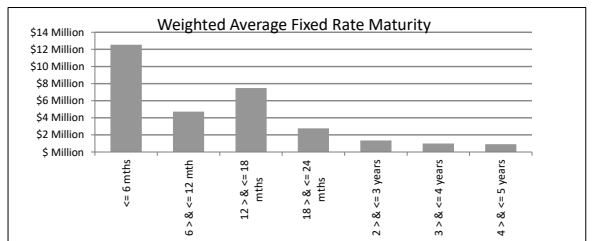
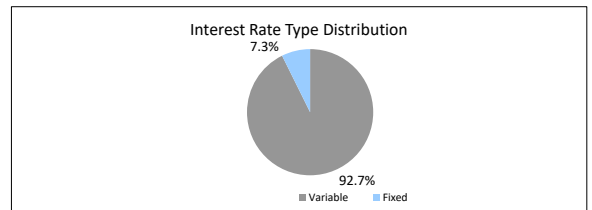
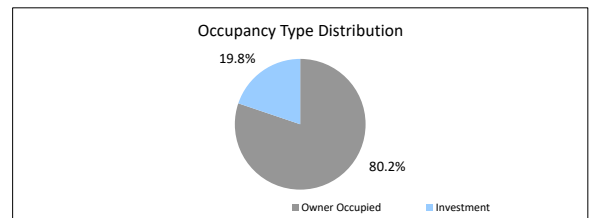
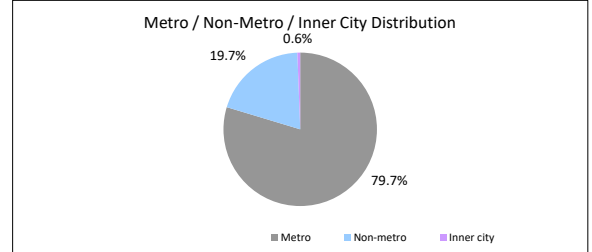
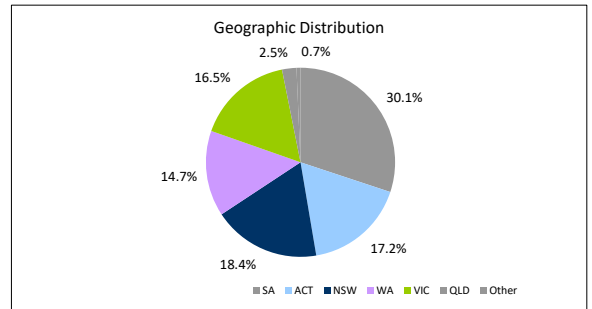
TABLE 16

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	\$12,534,409.32	40.7%	43	5.78%
6 > & <= 12 mth	\$4,720,110.35	15.3%	14	5.78%
12 > & <= 18 mths	\$7,480,031.70	24.3%	27	5.80%
18 > & <= 24 mths	\$2,760,159.06	9.0%	8	5.69%
2 > & <= 3 years	\$1,345,149.56	4.4%	6	6.09%
3 > & <= 4 years	\$1,004,120.04	3.3%	4	6.03%
4 > & <= 5 years	\$920,316.37	3.0%	4	6.39%
	\$30,764,296.40	100.0%	106	



The Barton Series 2023-1 Trust Representative Pool

Collections Period ending **31-Mar-24**

SUMMARY		31-Mar-24
Pool Balance		\$23,143,255.04
Number of Loans		90
Avg Loan Balance		\$257,147.28
Maximum Loan Balance		\$868,043.42
Minimum Loan Balance		\$32,194.02
Weighted Avg Interest Rate		6.37%
Weighted Avg Seasoning (mths)		61.5
Maximum Remaining Term (mths)		344.00
Weighted Avg Remaining Term (mths)		287.39
Maximum Current LVR		89.60%
Weighted Avg Current LVR		57.33%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$1,653,945.36	7.1%	16	17.8%
20% > & <= 30%		\$1,324,695.02	5.7%	9	10.0%
30% > & <= 40%		\$1,452,674.27	6.3%	7	7.8%
40% > & <= 50%		\$2,662,133.96	11.5%	11	12.2%
50% > & <= 60%		\$4,166,120.30	18.0%	14	15.6%
60% > & <= 65%		\$3,062,226.86	13.2%	9	10.0%
65% > & <= 70%		\$1,380,337.50	6.0%	5	5.6%
70% > & <= 75%		\$2,425,981.48	10.5%	7	7.8%
75% > & <= 80%		\$2,028,680.22	8.8%	5	5.6%
80% > & <= 85%		\$1,555,972.63	6.7%	3	3.3%
85% > & <= 90%		\$1,430,487.44	6.2%	4	4.4%
90% > & <= 95%		\$0.00	0.0%	0	0.0%
95% > & <= 100%		\$0.00	0.0%	0	0.0%
		\$23,143,255.04	100.0%	90	100.0%

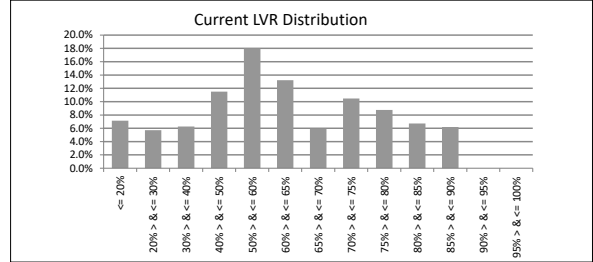


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$100000		\$1,135,392.91	4.9%	16	17.8%
\$100000 > & <= \$200000		\$3,949,918.62	17.1%	26	28.9%
\$200000 > & <= \$300000		\$4,064,296.47	17.6%	17	18.9%
\$300000 > & <= \$400000		\$5,464,048.85	23.6%	16	17.8%
\$400000 > & <= \$500000		\$3,146,521.54	13.6%	7	7.8%
\$500000 > & <= \$600000		\$1,696,806.06	7.3%	3	3.3%
\$600000 > & <= \$700000		\$607,454.94	2.6%	1	1.1%
\$700000 > & <= \$800000		\$2,210,772.23	9.6%	3	3.3%
\$800000 > & <= \$900000		\$868,043.42	3.8%	1	1.1%
\$900000 > & <= \$1000000		\$0.00	0.0%	0	0.0%
		\$23,143,255.04	100.0%	90	100.0%

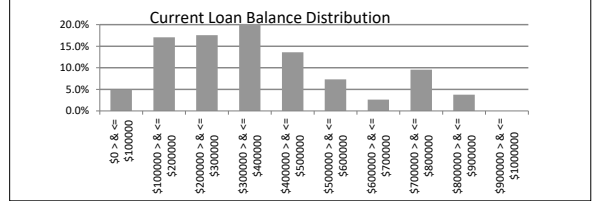


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths		\$0.00	0.0%	0	0.0%
> & <= 12 mth		\$0.00	0.0%	0	0.0%
12 > & <= 18 mths		\$793,174.77	3.4%	2	2.2%
18 > & <= 24 mths		\$2,842,528.36	12.3%	7	7.8%
2 > & <= 3 years		\$6,199,045.52	26.8%	18	20.0%
3 > & <= 4 years		\$3,839,037.18	16.6%	16	17.8%
4 > & <= 5 years		\$1,110,178.86	4.8%	4	4.4%
5 > & <= 6 years		\$1,870,842.81	8.1%	7	7.8%
6 > & <= 7 years		\$262,752.81	1.1%	2	2.2%
7 > & <= 8 years		\$1,876,816.02	8.1%	8	8.9%
8 > & <= 9 years		\$141,103.61	0.6%	2	2.2%
9 > & <= 10 years		\$1,326,587.64	5.7%	5	5.6%
> 10 years		\$2,881,187.46	12.4%	19	21.1%
		\$23,143,255.04	100.0%	90	100.0%

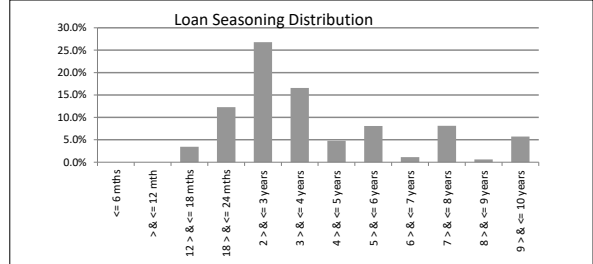


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$5,036,064.61	21.8%	13	14.4%
New South Wales		\$3,452,046.81	14.9%	11	12.2%
Northern Territory		\$223,685.87	1.0%	1	1.1%
Queensland		\$163,858.69	0.7%	1	1.1%
South Australia		\$7,571,688.29	32.7%	35	38.9%
Tasmania		\$205,055.33	0.9%	1	1.1%
Victoria		\$3,037,834.60	13.1%	13	14.4%
Western Australia		\$3,453,020.84	14.9%	15	16.7%
		\$23,143,255.04	100.0%	90	100.0%

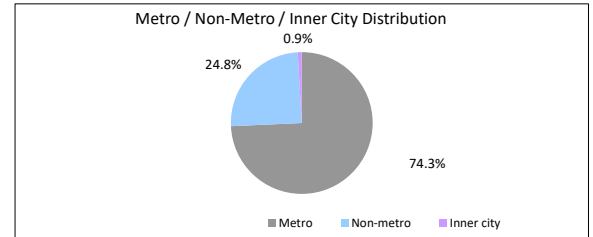


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$17,192,230.36	74.3%	59	65.6%
Non-metro		\$5,740,140.81	24.8%	30	33.3%
Inner city		\$210,883.87	0.9%	1	1.1%
		\$23,143,255.04	100.0%	90	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$20,276,227.38	87.6%	78	86.7%
Residential Unit		\$2,656,143.79	11.5%	11	12.2%
Rural		\$0.00	0.0%	0	0.0%
Semi-Rural		\$0.00	0.0%	0	0.0%
High Density		\$210,883.87	0.9%	1	1.1%
		\$23,143,255.04	100.0%	90	100.0%

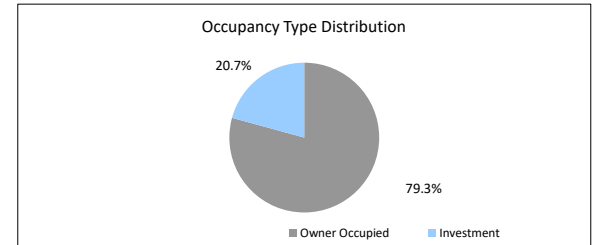


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$18,341,254.50	79.3%	68	75.6%
Investment		\$4,802,000.54	20.7%	22	24.4%
		\$23,143,255.04	100.0%	90	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$163,858.69	0.7%	1	1.1%
Pay-as-you-earn employee (casual)		\$329,031.48	1.4%	2	2.2%
Pay-as-you-earn employee (full time)		\$19,394,303.36	83.8%	70	77.8%
Pay-as-you-earn employee (part time)		\$2,109,188.81	9.1%	11	12.2%
Self employed		\$513,458.84	2.2%	2	2.2%
No data		\$338,557.67	1.5%	2	2.2%
Other		\$294,856.19	1.3%	2	2.2%
		\$23,143,255.04	100.0%	90	100.0%

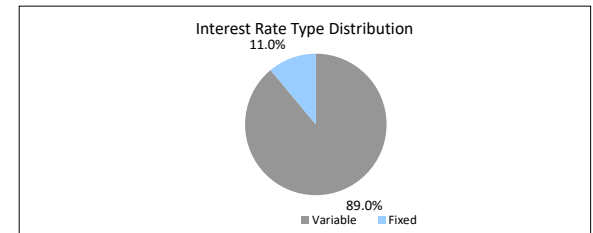


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days		\$21,824,159.88	94.3%	87	96.7%
0 > and <= 30 days		\$1,319,095.16	5.7%	3	3.3%
30 > and <= 60 days		\$0.00	0.0%	0	0.0%
60 > and <= 90 days		\$0.00	0.0%	0	0.0%
90 > days		\$0.00	0.0%	0	0.0%
		\$23,143,255.04	100.0%	90	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$20,586,453.83	89.0%	80	88.9%
Fixed		\$2,556,801.21	11.0%	10	11.1%
		\$23,143,255.04	100.0%	90	100.0%