

The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	19-Feb-24
Collections Period ending	31-Jan-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-1	AAA(sf)/AAAsf	460,000,000.00	144,013,274.13	144,013,274.13	31.31%	19/02/2024	5.51%			AU3FN0051736
A-2	AAA(sf)/AAAsf	18,500,000.00	12,955,720.91	12,955,720.91	70.03%	19/02/2024	5.76%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	5,252,319.29	5,252,319.29	70.03%	19/02/2024	5.91%	2.80%	5.70%	AU3FN0051751
B	AA+(sf)/NR	8,250,000.00	5,777,551.22	5,777,551.22	70.03%	19/02/2024	6.16%	1.15%	2.34%	AU3FN0051769
C	A+(sf)/NR	4,500,000.00	3,151,391.58	3,151,391.58	70.03%	19/02/2024	6.81%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	875,386.56	875,386.56	70.03%	19/02/2024	10.11%	N/A	N/A	AU3FN0051785

	AT ISSUE	31-Jan-24
Pool Balance	\$495,996,628.58	\$170,660,360.78
Number of Loans	1,974	925
Avg Loan Balance	\$251,264.76	\$184,497.69
Maximum Loan Balance	\$742,616.96	\$669,235.28
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	6.00%
Weighted Avg Seasoning (mths)	43.03	96.97
Maximum Remaining Term (mths)	353.00	310.00
Weighted Avg Remaining Term (mths)	297.68	246.68
Maximum Current LVR	89.70%	219.67%
Weighted Avg Current LVR	59.88%	48.18%

	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	2	\$381,723.27	0.22%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	2	\$623,800.09	0.37%

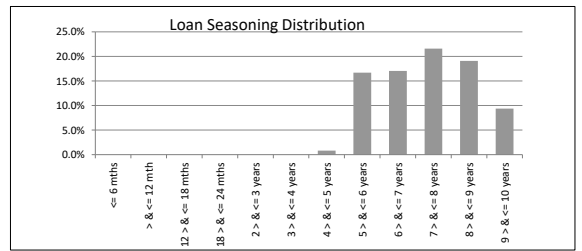
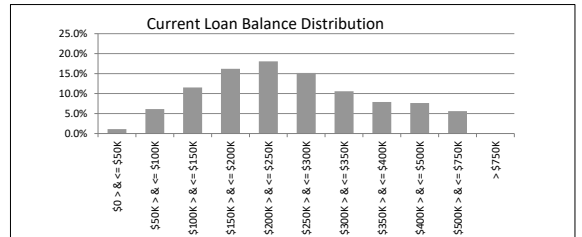
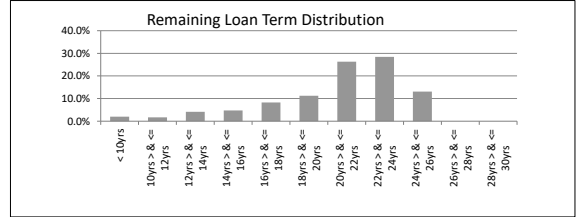
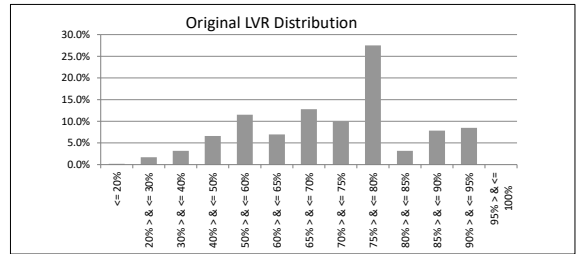
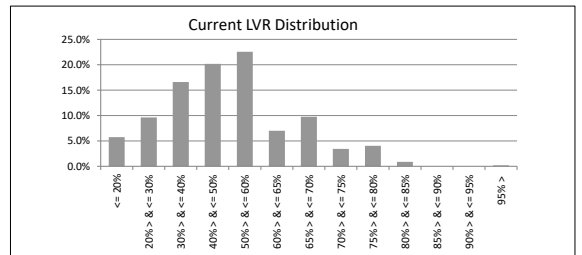
Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,818,510.80	5.8%	185	20.0%
20% > & <= 30%	\$16,414,964.02	9.6%	118	12.8%
30% > & <= 40%	\$28,352,196.42	16.6%	163	17.6%
40% > & <= 50%	\$34,427,655.62	20.2%	152	16.4%
50% > & <= 60%	\$38,471,514.54	22.5%	154	16.6%
60% > & <= 65%	\$11,949,855.04	7.0%	45	4.9%
65% > & <= 70%	\$16,678,351.98	9.8%	56	6.1%
70% > & <= 75%	\$5,847,589.18	3.4%	23	2.5%
75% > & <= 80%	\$6,863,230.91	4.0%	23	2.5%
80% > & <= 85%	\$1,506,983.73	0.9%	5	0.5%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% >	\$329,508.54	0.2%	1	0.1%
	\$170,660,360.78	100.0%	925	100.0%

Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$292,404.18	0.2%	6	0.6%
25% > & <= 30%	\$2,942,642.97	1.7%	31	3.4%
30% > & <= 40%	\$5,452,374.09	3.2%	52	5.6%
40% > & <= 50%	\$11,262,829.53	6.6%	93	10.1%
50% > & <= 60%	\$19,679,650.48	11.5%	114	12.3%
60% > & <= 65%	\$11,905,336.87	7.0%	76	8.2%
65% > & <= 70%	\$21,819,006.13	12.8%	109	11.8%
70% > & <= 75%	\$17,119,602.44	10.0%	87	9.4%
75% > & <= 80%	\$46,906,148.77	27.5%	220	23.8%
80% > & <= 85%	\$5,432,921.58	3.2%	25	2.7%
85% > & <= 90%	\$13,391,290.75	7.8%	52	5.6%
90% > & <= 95%	\$14,456,152.99	8.5%	60	6.5%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$170,660,360.78	100.0%	925	100.0%

Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,367,109.47	2.0%	48	5.2%
10 year > & <= 12 years	\$2,908,916.12	1.7%	32	3.5%
12 year > & <= 14 years	\$7,109,713.35	4.2%	52	5.6%
14 year > & <= 16 years	\$8,175,072.16	4.8%	59	6.4%
16 year > & <= 18 years	\$14,067,742.96	8.2%	82	8.9%
18 year > & <= 20 years	\$19,176,602.05	11.2%	117	12.6%
20 year > & <= 22 years	\$44,925,519.22	26.3%	214	23.1%
22 year > & <= 24 years	\$48,559,945.72	28.5%	229	24.8%
24 year > & <= 26 years	\$22,369,739.73	13.1%	92	9.9%
26 year > & <= 28 years	\$0.00	0.0%	0	0.0%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$170,660,360.78	100.0%	925	100.0%

Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,897,303.92	1.1%	107	11.6%
\$50000 > & <= \$100000	\$10,476,326.88	6.1%	135	14.6%
\$100000 > & <= \$150000	\$19,714,669.29	11.6%	156	16.9%
\$150000 > & <= \$200000	\$27,682,816.06	16.2%	157	17.0%
\$200000 > & <= \$250000	\$30,829,730.95	18.1%	137	14.8%
\$250000 > & <= \$300000	\$25,877,466.53	15.2%	95	10.3%
\$300000 > & <= \$350000	\$18,056,600.88	10.6%	56	6.1%
\$350000 > & <= \$400000	\$13,513,076.91	7.9%	36	3.9%
\$400000 > & <= \$450000	\$5,934,746.63	3.5%	14	1.5%
\$450000 > & <= \$500000	\$7,124,336.90	4.2%	15	1.6%
\$500000 > & <= \$750000	\$9,553,265.83	5.6%	17	1.8%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$170,660,360.78	100.0%	925	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	\$0.00	0.0%	0	0.0%
4 > & <= 5 years	\$1,396,655.80	0.8%	6	0.6%
5 > & <= 6 years	\$28,461,603.68	16.7%	136	14.7%
6 > & <= 7 years	\$29,090,390.61	17.0%	146	15.8%
7 > & <= 8 years	\$36,862,847.51	21.6%	203	21.9%
8 > & <= 9 years	\$32,575,108.71	19.1%	164	17.7%
9 > & <= 10 years	\$16,004,365.45	9.4%	94	10.2%
> 10 years	\$26,269,389.02	15.4%	176	19.0%
	\$170,660,360.78	100.0%	925	100.0%



The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	19-Feb-24
Collections Period ending	31-Jan-24

TABLE 6

Postcode Concentration (top 10 by value)	Balance	% of Balance	Loan Count	% of Loan Count
2615	\$4,036,275.00	2.4%	22	2.4%
2617	\$3,464,323.53	2.0%	15	1.6%
2611	\$3,352,101.11	2.0%	8	0.9%
2914	\$3,259,660.00	1.9%	12	1.3%
5162	\$2,799,354.44	1.6%	20	2.2%
2620	\$2,211,226.12	1.3%	12	1.3%
5169	\$2,176,339.31	1.3%	12	1.3%
2905	\$2,163,379.97	1.3%	11	1.2%
5114	\$2,015,986.08	1.2%	15	1.6%
5251	\$1,894,757.57	1.1%	6	0.6%

TABLE 7

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$28,766,096.74	16.9%	135	14.6%
New South Wales	\$24,456,682.03	14.3%	130	14.1%
Northern Territory	\$801,194.55	0.5%	3	0.3%
Queensland	\$1,020,260.73	0.6%	5	0.5%
South Australia	\$77,885,997.94	45.6%	483	52.2%
Tasmania	\$416,226.11	0.2%	2	0.2%
Victoria	\$6,078,992.83	3.6%	26	2.8%
Western Australia	\$31,234,909.85	18.3%	141	15.2%
	\$170,660,360.78	100.0%	925	100.0%

TABLE 8

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$141,156,503.16	82.7%	747	80.8%
Non-metro	\$27,744,899.80	16.3%	170	18.4%
Inner city	\$1,758,957.82	1.0%	8	0.9%
	\$170,660,360.78	100.0%	925	100.0%

TABLE 9

Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$156,561,425.81	91.7%	840	90.8%
Residential Unit	\$12,514,177.66	7.3%	76	8.2%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$1,584,757.31	0.9%	9	1.0%
	\$170,660,360.78	100.0%	925	100.0%

TABLE 10

Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$150,337,207.58	88.1%	808	87.4%
Investment	\$20,323,153.20	11.9%	117	12.6%
	\$170,660,360.78	100.0%	925	100.0%

TABLE 11

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$2,565,971.28	1.5%	12	1.3%
Pay-as-you-earn employee (casual)	\$6,860,292.50	4.0%	38	4.1%
Pay-as-you-earn employee (full time)	\$121,128,573.25	71.0%	641	69.3%
Pay-as-you-earn employee (part time)	\$15,594,046.92	9.1%	94	10.2%
Self employed	\$14,377,798.39	8.4%	73	7.9%
No data	\$10,133,678.44	5.9%	67	7.2%
Director	\$0.00	0.0%	0	0.0%
	\$170,660,360.78	100.0%	925	100.0%

TABLE 12

LMI Provider	Balance	% of Balance	Loan Count	% of Loan Count
QBE	\$157,735,380.29	92.4%	868	93.8%
Genworth/Helia	\$12,924,980.49	7.6%	57	6.2%
	\$170,660,360.78	100.0%	925	100.0%

TABLE 13

Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$165,977,411.68	97.3%	904	97.7%
0 > and <= 30 days	\$3,677,425.74	2.2%	17	1.8%
30 > and <= 60 days	\$381,723.27	0.2%	2	0.2%
60 > and <= 90 days	\$0.00	0.0%	0	0.0%
90 > days	\$623,800.09	0.4%	2	0.2%
	\$170,660,360.78	100.0%	925	100.0%

TABLE 14

Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$116,467,364.07	68.2%	670	72.4%
Fixed	\$54,192,996.71	31.8%	255	27.6%
	\$170,660,360.78	100.0%	925	100.0%

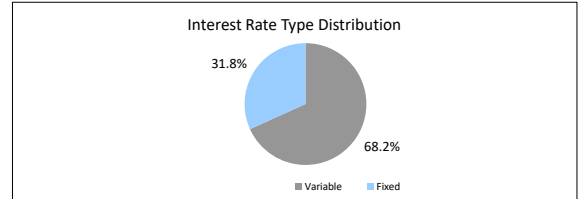
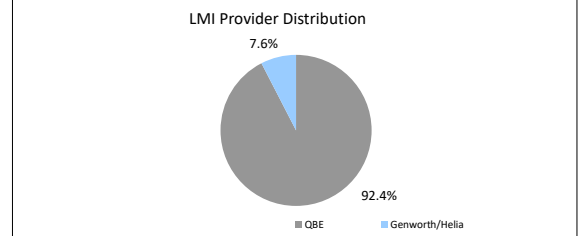
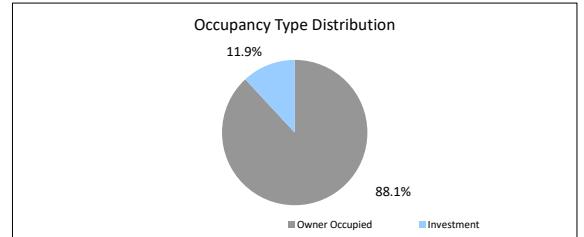
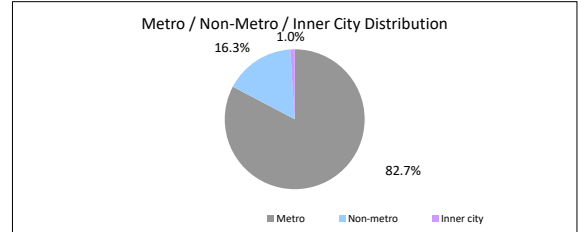
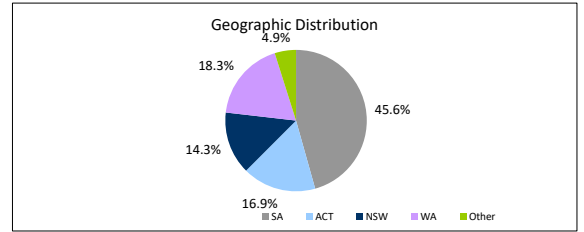
TABLE 15

Weighted Ave Interest Rate	Balance	Loan Count
Fixed Interest Rate	4.07%	255

TABLE 16

Foreclosure, Claims and Losses	Balance	Loan Count
Properties foreclosed (Current)	\$329,508.54	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.



The Barton Series 2019-1 Trust Representative Pool

Collections Period ending **31-Jan-24**

SUMMARY		31-Jan-24
Pool Balance		\$7,857,448.92
Number of Loans		60
Avg Loan Balance		\$130,957.48
Maximum Loan Balance		\$512,650.74
Minimum Loan Balance		\$0.00
Weighted Avg Interest Rate		5.52%
Weighted Avg Seasoning (mths)		88.4
Maximum Remaining Term (mths)		301.00
Weighted Avg Remaining Term (mths)		254.51
Maximum Current LVR		70.86%
Weighted Avg Current LVR		46.10%

TABLE 1	Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%		\$1,082,727.65	13.8%	23	38.3%
20% > & <= 30%		\$831,497.49	10.6%	8	13.3%
30% > & <= 40%		\$376,258.56	4.8%	4	6.7%
40% > & <= 50%		\$2,251,801.77	28.7%	10	16.7%
50% > & <= 60%		\$1,115,754.01	14.2%	5	8.3%
60% > & <= 65%		\$835,039.15	10.6%	4	6.7%
65% > & <= 70%		\$1,205,179.14	15.3%	5	8.3%
70% > & <= 75%		\$159,191.15	2.0%	1	1.7%
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%
		\$7,857,448.92	100.0%	60	100.0%

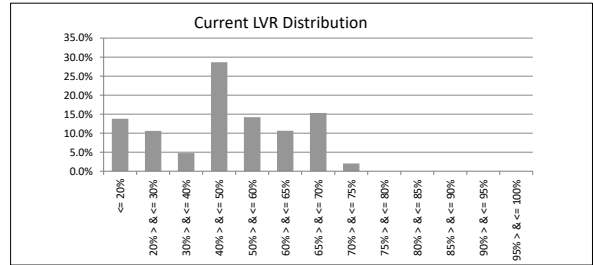


TABLE 2	Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000		\$403,418.76	5.1%	16	26.7%
\$50000 > & <= \$100000		\$931,893.35	11.9%	14	23.3%
\$100000 > & <= \$150000		\$1,121,912.24	14.3%	9	15.0%
\$150000 > & <= \$200000		\$640,321.83	8.1%	4	6.7%
\$200000 > & <= \$250000		\$1,322,299.12	16.8%	6	10.0%
\$250000 > & <= \$300000		\$1,893,644.07	24.1%	7	11.7%
\$300000 > & <= \$350000		\$675,130.30	8.6%	2	3.3%
\$350000 > & <= \$400000		\$356,178.51	4.5%	1	1.7%
\$400000 > & <= \$450000		\$0.00	0.0%	0	0.0%
\$450000 > & <= \$500000		\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000		\$512,650.74	6.5%	1	1.7%
> \$750,000		\$0.00	0.0%	0	0.0%
		\$7,857,448.92	100.0%	60	100.0%

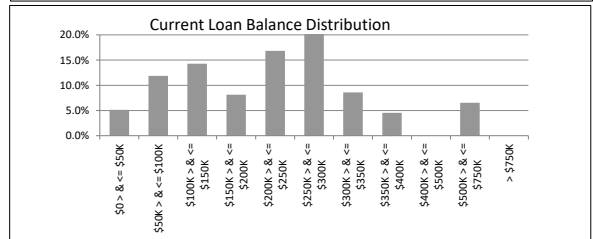


TABLE 3	Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths		\$0.00	0.0%	0	0.0%
> & <= 12 mth		\$0.00	0.0%	0	0.0%
12 > & <= 18 mths		\$0.00	0.0%	0	0.0%
18 > & <= 24 mths		\$0.00	0.0%	0	0.0%
2 > & <= 3 years		\$0.00	0.0%	0	0.0%
3 > & <= 4 years		\$0.00	0.0%	0	0.0%
4 > & <= 5 years		\$277,913.43	3.5%	1	1.7%
5 > & <= 6 years		\$4,911,275.50	62.5%	26	43.3%
6 > & <= 7 years		\$302,416.60	3.8%	3	5.0%
7 > & <= 8 years		\$422,018.90	5.4%	4	6.7%
8 > & <= 9 years		\$528,771.48	6.7%	3	5.0%
9 > & <= 10 years		\$262,993.90	3.3%	5	8.3%
> 10 years		\$1,152,059.11	14.7%	18	30.0%
		\$7,857,448.92	100.0%	60	100.0%

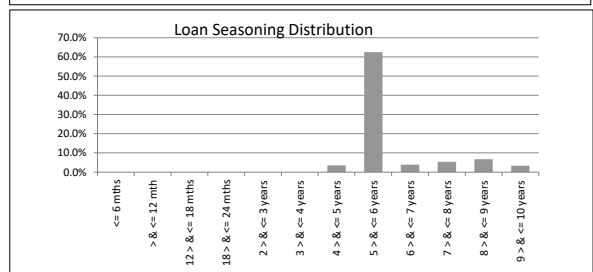


TABLE 4	Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory		\$2,244,692.80	28.6%	16	26.7%
New South Wales		\$684,515.87	8.7%	3	5.0%
Northern Territory		\$0.00	0.0%	0	0.0%
Queensland		\$0.00	0.0%	0	0.0%
South Australia		\$4,024,337.12	51.2%	35	58.3%
Tasmania		\$0.00	0.0%	0	0.0%
Victoria		\$0.00	0.0%	0	0.0%
Western Australia		\$903,903.13	11.5%	6	10.0%
		\$7,857,448.92	100.0%	60	100.0%

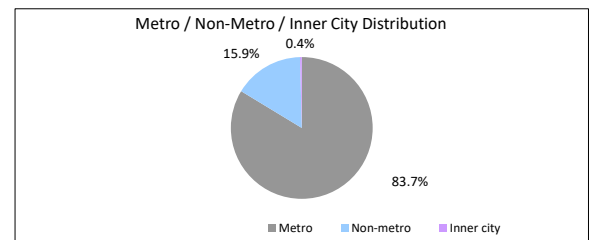


TABLE 5	Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro		\$6,575,168.64	83.7%	48	80.0%
Non-metro		\$1,251,776.59	15.9%	11	18.3%
Inner city		\$30,503.69	0.4%	1	1.7%
		\$7,857,448.92	100.0%	60	100.0%

TABLE 6	Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House		\$7,235,538.97	92.1%	53	88.3%
Residential Unit		\$591,406.26	7.5%	6	10.0%
Rural		\$0.00	0.0%	0	0.0%
Semi-Rural		\$0.00	0.0%	0	0.0%
High Density		\$30,503.69	0.4%	1	1.7%
		\$7,857,448.92	100.0%	60	100.0%

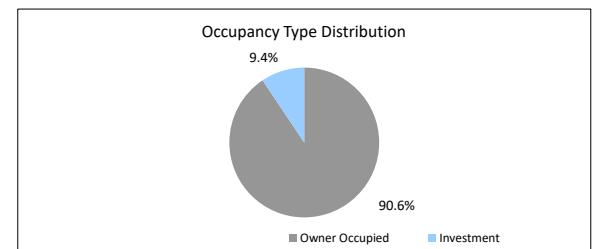


TABLE 7	Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied		\$7,118,940.53	90.6%	55	91.7%
Investment		\$738,508.39	9.4%	5	8.3%
		\$7,857,448.92	100.0%	60	100.0%

TABLE 8	Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor		\$222,959.20	2.8%	1	1.7%
Pay-as-you-earn employee (casual)		\$372,081.06	4.7%	2	3.3%
Pay-as-you-earn employee (full time)		\$5,844,780.32	74.4%	45	75.0%
Pay-as-you-earn employee (part time)		\$811,358.60	10.3%	6	10.0%
Self employed		\$477,428.04	6.1%	3	5.0%
No data		\$0.00	0.0%	0	0.0%
Other		\$128,841.70	1.6%	3	5.0%
		\$7,857,448.92	100.0%	60	100.0%

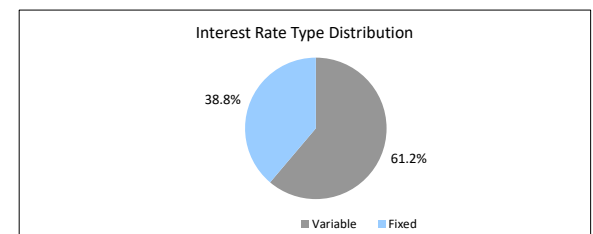


TABLE 9	Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<= 0 days		\$7,857,448.92	100.0%	60	100.0%
0 > and <= 30 days		\$0.00	0.0%	0	0.0%
30 > and <= 60 days		\$0.00	0.0%	0	0.0%
60 > and <= 90 days		\$0.00	0.0%	0	0.0%
90 > days		\$0.00	0.0%	0	0.0%
		\$7,857,448.92	100.0%	60	100.0%

TABLE 10	Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable		\$4,807,234.42	61.2%	43	71.7%
Fixed		\$3,050,214.50	38.8%	17	28.3%
		\$7,857,448.92	100.0%	60	100.0%