The Barton Series 2019-1 Trust

Investor Reporting

Payment Date	17-Oct-23
Collections Period ending	30-Sep-23

					Note Factor					
	S&P/Fitch	Initial Invested	Invested	Stated	(current	Current		Original	Current	
Class	Rating	Amount (A\$)	Amount (A\$)	Amount (A\$)	distribution date)	Distribution Date	Interest Rate	Subordination	Subordination	
A-1	AAA(sf)/AAAsf	460,000,000.00	153,746,532.00	153,746,532.00	33.42%	17/10/2023	5.26%	8.00%	16.28%	AU3FN0051736
A-2	AAA(sf)/AAAsf	18,500,000.00	13,831,344.17	13,831,344.17	74.76%	17/10/2023	5.51%	4.30%	8.75%	AU3FN0051744
AB	AAA(sf)/NR	7,500,000.00	5,607,301.69	5,607,301.69	74.76%	17/10/2023	5.66%	2.80%	5.70%	AU3FN0051751
В	AA+(sf)/NR	8,250,000.00	6,168,031.86	6,168,031.86	74.76%	17/10/2023	5.91%	1.15%	2.34%	AU3FN0051769
С	A+(sf)/NR	4,500,000.00	3,364,381.02	3,364,381.02	74.76%	17/10/2023	6.56%	0.25%	0.51%	AU3FN0051777
D	NR/NR	1,250,000.00	934,550.29	934,550.29	74.76%	17/10/2023	9.86%	N/A	N/A	AU3FN0051785

SUMMARY	AT ISSUE	30-Sep-23
Pool Balance	\$495,996,628.58	\$182,194,584.36
Number of Loans	1,974	978
Avg Loan Balance	\$251,264.76	\$186,293.03
Maximum Loan Balance	\$742,616.96	\$672,852.95
Minimum Loan Balance	\$56,180.70	\$0.00
Weighted Avg Interest Rate	3.92%	5.71%
Weighted Avg Seasoning (mths)	43.03	93.02
Maximum Remaining Term (mths)	353.00	314.00
Weighted Avg Remaining Term (mths)	297.68	250.49
Maximum Current LVR	89.70%	200.71%
Weighted Avg Current LVR	59.88%	48.72%

ARREARS	# Loans	Value of loans	% of Total Value
31 Days to 60 Days	1	\$111,326.75	0.06%
60 > and <= 90 days	0	\$0.00	0.00%
90 > days	4	\$748,931.97	0.41%

TABLE 1

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$9,869,347.46	5.4%	187	19.1%
20% > & <= 30%	\$19,323,131.97	10.6%	137	14.0%
30% > & <= 40%	\$27,976,691.80	15.4%	157	16.1%
40% > & <= 50%	\$34,091,694.40	18.7%	157	16.1%
50% > & <= 60%	\$40,735,713.43	22.4%	162	16.6%
60% > & <= 65%	\$13,154,589.95	7.2%	51	5.2%
65% > & <= 70%	\$19,915,380.09	10.9%	67	6.9%
70% > & <= 75%	\$6,877,940.41	3.8%	27	2.8%
75% > & <= 80%	\$8,140,771.59	4.5%	26	2.7%
80% > & <= 85%	\$1,808,262.48	1.0%	6	0.6%
85% > & <= 90%	\$0.00	0.0%	0	0.0%
90% > & <= 95%	\$0.00	0.0%	0	0.0%
95% >	\$301,060.78	0.2%	1	0.1%
	\$182,194,584,36	100.0%	978	100.0%

TABLE 2				
Original LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$367,352.11	0.2%	7	0.7%
25% > & <= 30%	\$3,166,780.01	1.7%	33	3.4%
30% > & <= 40%	\$6,029,905.13	3.3%	56	5.7%
40% > & <= 50%	\$12,760,410.01	7.0%	101	10.3%
50% > & <= 60%	\$20,883,213.23	11.5%	120	12.3%
60% > & <= 65%	\$12,289,890.53	6.7%	78	8.0%
65% > & <= 70%	\$22,193,148.29	12.2%	113	11.6%
70% > & <= 75%	\$18,761,835.97	10.3%	91	9.3%
75% > & <= 80%	\$50,305,833.12	27.6%	234	23.9%
80% > & <= 85%	\$6,157,608.17	3.4%	28	2.9%
85% > & <= 90%	\$14,038,711.96	7.7%	54	5.5%
90% > & <= 95%	\$15,239,895.83	8.4%	63	6.4%
95% > & <= 100%	\$0.00	0.0%	0	0.0%
	\$182,194,584.36	100.0%	978	100.0%
TABLE 2			•	•

TABLE 3
Remaining
- 10 years

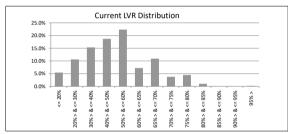
Remaining Loan Term	Balance	% of Balance	Loan Count	% of Loan Count
< 10 years	\$3,288,928.61	1.8%	49	5.0%
10 year > & <= 12 years	\$2,861,696.17	1.6%	30	3.1%
12 year > & <= 14 years	\$7,056,625.54	3.9%	54	5.5%
14 year > & <= 16 years	\$8,063,707.17	4.4%	57	5.8%
16 year > & <= 18 years	\$11,192,356.12	6.1%	68	7.0%
18 year > & <= 20 years	\$20,582,022.28	11.3%	120	12.3%
20 year > & <= 22 years	\$39,401,300.13	21.6%	199	20.3%
22 year > & <= 24 years	\$60,124,629.05	33.0%	281	28.7%
24 year > & <= 26 years	\$28,733,141.69	15.8%	118	12.1%
26 year > & <= 28 years	\$890,177.60	0.5%	2	0.2%
28 year > & <= 30 years	\$0.00	0.0%	0	0.0%
	\$182,194,584,36	100.0%	978	100.0%

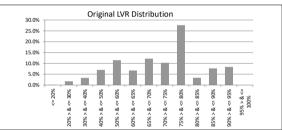
TABLE 4

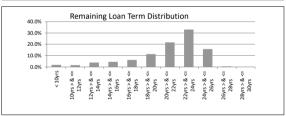
Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$1,593,808.65	0.9%	101	10.3%
\$50000 > & <= \$100000	\$11,135,109.62	6.1%	145	14.8%
\$100000 > & <= \$150000	\$20,383,339.13	11.2%	163	16.7%
\$150000 > & <= \$200000	\$30,185,968.88	16.6%	172	17.6%
\$200000 > & <= \$250000	\$33,035,160.14	18.1%	148	15.1%
\$250000 > & <= \$300000	\$26,843,584.67	14.7%	99	10.1%
\$300000 > & <= \$350000	\$19,899,411.89	10.9%	62	6.3%
\$350000 > & <= \$400000	\$13,535,912.86	7.4%	36	3.7%
\$400000 > & <= \$450000	\$6,740,201.32	3.7%	16	1.6%
\$450000 > & <= \$500000	\$8,117,940.69	4.5%	17	1.7%
\$500000 > & <= \$750000	\$10,724,146.51	5.9%	19	1.9%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$182.194.584.36	100.0%	978	100.0%

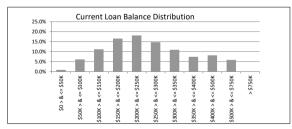
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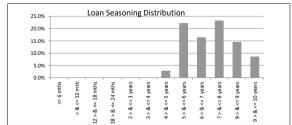
Loan Seasoning	Balance	% of Balance	Loan Count	% of Loan Count
<= 6 mths	\$0.00	0.0%	0	0.0%
> & <= 12 mth	\$0.00	0.0%	0	0.0%
12 > & <= 18 mths	\$0.00	0.0%	0	0.0%
18 > & <= 24 mths	\$0.00	0.0%	0	0.0%
2 > & <= 3 years	\$0.00	0.0%	0	0.0%
3 > & <= 4 years	\$0.00	0.0%	0	0.0%
4 > & <= 5 years	\$5,222,284.31	2.9%	26	2.7%
5 > & <= 6 years	\$40,552,716.02	22.3%	187	19.1%
6 > & <= 7 years	\$29,933,178.17	16.4%	154	15.7%
7 > & <= 8 years	\$42,406,065.89	23.3%	224	22.9%
8 > & <= 9 years	\$26,539,112.30	14.6%	145	14.8%
9 > & <= 10 years	\$15,745,392.06	8.6%	92	9.4%
> 10 years	\$21,795,835.61	12.0%	150	15.3%
	\$182,194,584.36	100.0%	978	100.0%









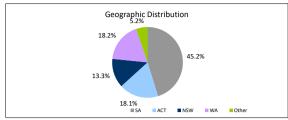


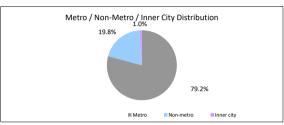
The Barton Series 2019-1 Trust

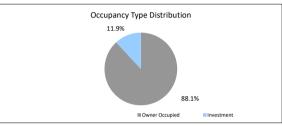
Payment Date		17-Oct-23		
Collections Period ending		30-Sep-23		
TABLE 6	Delever	0/ -f D-I	1 010/	-41 0
Postcode Concentration (top 10 by value) 2615	\$4,338,917.79	% of Balance	Loan Count %	of Loan Coun
2611 2611	\$3,553,649.13	2.4%	9	0.99
2914	\$3,289,676.60	1.8%	12	1.29
2617	\$3,128,505.91	1.7%	14	1.49
5162	\$2,875,557.25	1.6%	20	2.09
2620	\$2,233,607.74	1.0%	12	1.07
2905	\$2,186,385.16	1.2%	11	1.19
5114	\$2,099,798.00	1.2%	15	1.59
2650	\$2,059,755.30	1.1%	14	1.49
5108	\$2,048,700.40	1.1%	19	1.47
	Ψ2,040,7 00.40	1.170	10	1.57
TABLE 7				
Geographic Distribution	Balance	% of Balance	Loan Count %	
Australian Capital Territory	\$32,954,204.57	18.1%	159	16.39
New South Wales	\$24,267,558.73	13.3%	125	12.89
Northern Territory	\$805,194.25	0.4%	3	0.39
Queensland	\$1,687,097.15	0.9%	8	0.89
South Australia	\$82,331,487.55	45.2%	505	51.69
Tasmania	\$409,752.71	0.2%	2	0.29
Victoria	\$6,651,204.86	3.7%	29	3.09
Western Australia	\$33,088,084.54	18.2%	147	15.09
	\$182,194,584.36	100.0%	978	100.0%
TABLE 8				
Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count %	
Metro Non-metro	\$144,291,761.88	79.2% 19.8%	764 205	78.19
11011 1110110	\$36,050,843.25	10.070	205	21.09
Inner city	\$1,851,979.23 \$182,194,584.36	1.0%	978	0.99
TABLE 9	\$182,194,584.36	100.0%	978	100.07
Property Type	Balance	% of Balance	Loan Count %	of Loan Coun
Residential House	\$165,994,926.86	91.1%	884	90.49
Residential Unit	\$14,489,178.89	8.0%	84	8.69
Rural	\$0.00	0.0%	0	0.09
Semi-Rural	\$0.00	0.0%	0	0.09
High Density	\$1,710,478.61	0.9%	10	1.09
riigii Derisity	\$182,194,584.36	100.0%	978	100.09
TABLE 10	\$102j101j001100	100.070	0.0	100.0
Occupancy Type	Balance	% of Balance	Loan Count %	of Loan Coun
Owner Occupied	\$160,520,452.87	88.1%	851	87.0%
Investment	\$21,674,131.49	11.9%	127	13.09
	\$182,194,584.36	100.0%	978	100.0%
TABLE 11				
Employment Type Distribution	Balance	% of Balance	Loan Count %	
Contractor	\$2,807,371.34	1.5%	14	1.49
Pay-as-you-earn employee (casual)	\$7,420,175.46	4.1%	41	4.29
Pay-as-you-earn employee (full time)	\$129,646,293.65	71.2%	675	69.0%
Pay-as-you-earn employee (part time)	\$16,704,508.28	9.2%	101	10.39
Self employed	\$14,965,858.29	8.2%	75	7.79
No data	\$10,650,377.34	5.8%	72	7.49
Director	\$0.00	0.0%	0	0.09
	\$182,194,584.36	100.0%	978	100.0%
TABLE 12 LMI Provider	Balance	% of Balance	Loan Count %	
QBE				
QBE Genworth/Helia	\$168,627,658.04	92.6% 7.4%	918	93.99
Geriworti/Helia	\$13,566,926.32 \$182,194,584.36	100.0%	978	6.19 100.09
TABLE 13	\$102,194,364.36	100.0%	910	100.07
Arrears	Balance	% of Balance	Loan Count %	of Loan Coun
<=0 days	\$178,250,918,81	97.8%	959	98.19
0 > and <= 30 days	\$3,083,406.83	1.7%	14	1.49
30 > and <= 60 days	\$111,326.75	0.1%	1	0.19
60 > and <= 90 days	\$0.00	0.0%	0	0.17
90 > days	\$748,931.97	0.4%	4	0.49
,-	\$182,194,584.36	100.0%	978	100.0%
TABLE 14	¥102j101j004.00	. 00.0 /0	0.0	.03.07
Interest Rate Type	Balance	% of Balance	Loan Count %	of Loan Cour
	\$117,553,451.92	64.5%	670	68.5%
Variable		35.5%	308	31.59
Variable Fixed	\$64,641,132.44	33.3%		
	\$64,641,132.44 \$182,194,584.36	100.0%	978	100.09
Fixed TABLE 15	\$182,194,584.36	100.0%		
Fixed				

Foreclosure, Claims and Losses	Balance	Loan Count
Properties foreclosed (Current)	\$301,060.78	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

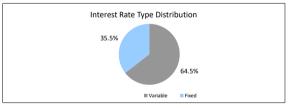
Please note: Stratified data excludes loans where the collateral has been sold and there is an LMI claim pending.











The Barton Series 2019-1 Trust Representative Pool

Collections Period ending	30-Sep-23
SUMMARY	30-Sep-23
Pool Balance	\$7,678,018.19
Number of Loans	57
Avg Loan Balance	\$134,702.07
Maximum Loan Balance	\$511,101.47
Minimum Loan Balance	\$0.00
Weighted Avg Interest Rate	5.02%
Weighted Avg Seasoning (mths)	80.3
Maximum Remaining Term (mths)	305.00
Weighted Avg Remaining Term (mths)	256.73
Maximum Current LVR	68.75%
Weighted Avg Current LVR	44.34%
TABLE 1	

Current LVR	Balance	% of Balance	Loan Count	% of Loan Count
<= 20%	\$917,754.58	12.0%	20	35.1%
20% > & <= 30%	\$752,097.51	9.8%	9	15.8%
30% > & <= 40%	\$662,096.80	8.6%	4	7.0%
40% > & <= 50%	\$2,694,133.46	35.1%	12	21.1%
50% > & <= 60%	\$1,287,461.07	16.8%	6	10.5%
60% > & <= 65%	\$65,198.15	0.8%	1	1.8%
65% > & <= 70%	\$1,299,276.62	16.9%	5	8.8%
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%
	\$7,678,018.19	100.0%	57	100.0%

TABLE 2				
Current Loan Balance	Balance	% of Balance	Loan Count	% of Loan Count
\$0 > & <= \$50000	\$352,799.58	4.6%	14	24.6%
\$50000 > & <= \$100000	\$993,145.41	12.9%	15	26.3%
\$100000 > & <= \$150000	\$1,118,963.51	14.6%	9	15.8%
\$150000 > & <= \$200000	\$486,752.14	6.3%	3	5.3%
\$200000 > & <= \$250000	\$1,349,078.14	17.6%	6	10.5%
\$250000 > & <= \$300000	\$1,360,069.05	17.7%	5	8.8%
\$300000 > & <= \$350000	\$343,729.16	4.5%	1	1.8%
\$350000 > & <= \$400000	\$737,944.62	9.6%	2	3.5%
\$400000 > & <= \$450000	\$424,435.11	5.5%	1	1.8%
\$450000 > & <= \$500000	\$0.00	0.0%	0	0.0%
\$500000 > & <= \$750000	\$511,101.47	6.7%	1	1.8%
> \$750,000	\$0.00	0.0%	0	0.0%
	\$7,678,018.19	100.0%	57	100.0%

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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	\$378,707.80	4.9%	1	1.8%
2 > & <= 3 years	\$0.00	0.0%	0	0.0%
3 > & <= 4 years	\$0.00	0.0%	0	0.0%
4 > & <= 5 years	\$1,099,765.53	14.3%	6	10.5%
5 > & <= 6 years	\$4,080,899.25	53.2%	20	35.1%
6 > & <= 7 years	\$367,471.35	4.8%	2	3.5%
7 > & <= 8 years	\$316,113.69	4.1%	4	7.0%
8 > & <= 9 years	\$101,822.97	1.3%	2	3.5%
9 > & <= 10 years	\$253,023.35	3.3%	5	8.8%
> 10 years	\$1,080,214.25	14.1%	17	29.8%
	\$7,678,018.19	100.0%	57	100.0%

Geographic Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Australian Capital Territory	\$2,242,525.12	29.2%	15	26.3%
New South Wales	\$660,795.44	8.6%	2	3.5%
Northern Territory	\$0.00	0.0%	0	0.0%
Queensland	\$0.00	0.0%	0	0.0%
South Australia	\$4,113,239.00	53.6%	35	61.4%
Tasmania	\$0.00	0.0%	0	0.0%
Victoria	\$0.00	0.0%	0	0.0%
Western Australia	\$661,458.63	8.6%	5	8.8%
	\$7,678,018.19	100.0%	57	100.0%
TABLE 5	'			

Metro/Non-Metro/Inner-City	Balance	% of Balance	Loan Count	% of Loan Count
Metro	\$6,660,502.98	86.7%	45	78.9%
Non-metro	\$982,761.52	12.8%	11	19.3%
Inner city	\$34,753.69	0.5%	1	1.8%
	\$7,678,018.19	100.0%	57	100.0%

	\$7,678,018.19	100.0%	5/	100.0%
TABLE 6				
Property Type	Balance	% of Balance	Loan Count	% of Loan Count
Residential House	\$7,027,251.01	91.5%	50	87.7%
Residential Unit	\$616,013.49	8.0%	6	10.5%
Rural	\$0.00	0.0%	0	0.0%
Semi-Rural	\$0.00	0.0%	0	0.0%
High Density	\$34,753.69	0.5%	1	1.8%

High Density	\$34,753.69	0.5%	1	1.8%
	\$7,678,018.19	100.0%	57	100.0%
TABLE 7				
Occupancy Type	Balance	% of Balance	Loan Count	% of Loan Count
Owner Occupied	\$6,932,218.52	90.3%	52	91.2%
Investment	\$745,799.67	9.7%	5	8.8%
	\$7,678,018.19	100.0%	57	100.0%

Employment Type Distribution	Balance	% of Balance	Loan Count	% of Loan Count
Contractor	\$225,403.51	2.9%	1	1.8%
Pay-as-you-earn employee (casual)	\$52,479.56	0.7%	1	1.8%
Pay-as-you-earn employee (full time)	\$5,730,791.76	74.6%	43	75.4%
Pay-as-you-earn employee (part time)	\$1,057,031.69	13.8%	6	10.5%
Self employed	\$482,839.76	6.3%	3	5.3%
No data	\$0.00	0.0%	0	0.0%
Other	\$129,471.91	1.7%	3	5.3%
	\$7,678,018.19	100.0%	57	100.0%

TABLE 9				
Arrears	Balance	% of Balance	Loan Count	% of Loan Count
<=0 days	\$7,678,018.19	100.0%	57	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%
	\$7,678,018.19	100.0%	57	100.0%
TABLE 40				

90 > days	\$0.00	0.0%	0	0.0%
	\$7,678,018.19	100.0%	57	100.0%
TABLE 10	•			
Interest Rate Type	Balance	% of Balance	Loan Count	% of Loan Count
Variable	\$3,926,685.93	51.1%	37	64.9%
Fixed	\$3,751,332.26	48.9%	20	35.1%
	\$7,678,018.19	100.0%	57	100.0%

