

# La Trobe Australian Credit Fund Investment Snapshot

As at 31 March 2026



The following table contains updated information about the asset allocations and performance of the La Trobe Australian Credit Fund (Fund) Investment Accounts. This should be read in conjunction with the Product Disclosure Statement (PDS) and where any inconsistency arises, this document shall prevail. The performance of your investment will depend on which Investment Account you choose.

The information in this document is factual information only and is not intended to be financial product advice, legal or tax advice, and should not be relied upon as such. The information is provided in good faith and obtained from sources believed to be accurate and current at the date of publication. You should, before deciding to acquire or to continue to hold an interest in the Fund, consider the appropriateness of the information having regard to your objectives, financial situation or needs and obtain and consider the PDS and the Target Market Determinations for the Fund from our website.

When considering whether to acquire or to continue to hold an interest in the Fund, you should remember that (1) an investment in the Fund is not a bank deposit or a term deposit, and is not covered by the Australian Government's deposit guarantee scheme. Investing in the Fund has a higher level of risk compared to investing in a term deposit issued by a bank and (2) there are other risks associated with an investment in the Fund. The key risks of investing in the Fund are explained in section 9 of the PDS.

Feature	Classic Notice Account * APIR: LTC0001AU ISIN: AU60LTC00018	90 Day Notice Account * APIR: LTC9067AU ISIN: AU60LTC90670	6 Month Notice Account * APIR: LTC4034AU ISIN: AU60LTC40345	12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570	4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016	Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024	Fund Total ARSN: 088 178 321
Returns % p.a. <sup>1</sup>	4.65%	4.85%	5.05%	6.25%	6.35%	7.75%	From 7.00% <sup>2</sup>	
Rates of Return	Variable Rate	Variable Rate	Variable Rate	Variable Rate	Variable Rate	Variable Rate	Fixed / Variable Rate	
Benchmark	Official Cash Rate + 0.5%	Official Cash Rate + 1.0%	Official Cash Rate + 1.5%	Bloomberg AusBond Bank Bill Index + 1.5%	Bloomberg AusBond Bank Bill Index + 1.65%	Bloomberg AusBond Bank Bill Index + 3.0%	n/a	
Minimum Investment	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$250,000.00	\$1,000.00	
Investment Term	Perpetual (2 days notice) #	Perpetual (90 days notice) #	Perpetual (180 days notice) #	12 months	24 months	4 years	1 - 5 years	
Indicative Risk Level <sup>3</sup>	Low-Medium	Low-Medium	Low-Medium	Low - Medium	Medium	High	High-Very High	
Investment Structure	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Peer to peer (P2P) - you select the investment & risk level (risk specific to each investment)	
Independent Ratings <sup>4</sup>	Lipper Leaders ① Return - Total ② Return - Consistent ⑤ Preservation	N/A	N/A	Zenith Partners - Recommended Lonsac - Recommended SQM research - 4.50 stars Lipper Leaders: ③ Return - Total ④ Return - Consistent ⑤ Preservation	N/A	Lipper Leaders ③ Return - Total ④ Return - Consistent ⑤ Preservation	SQM research - 4.50 stars	Foresight Analytics - Superior
Indirect Cost Ratio (ICR) Financial Year Ended 30 June 2025	2.96%	2.93%	2.34%	1.83%*	1.85%	0.46%	1.55%	1.91%
Investor Reserve	0.30%	0.70%	0.44%	0.32%	0.34%	0.10%	n/a	
Redemptions #	Generally permitted within 2 business days of request. Maximum time permitted: 12 months	Generally permitted with 90 days notice. Maximum time permitted: 12 months	Generally permitted with 180 days notice. Maximum time permitted: 12 months	Permitted after 12 months. Periodic access option available. Early withdrawals considered.	Permitted after 24 months. Periodic access option available. Early withdrawals considered.	Permitted after 4 years. Early withdrawals considered.	Permitted after term maturity. Early withdrawals considered.	
Assets Under Management	\$ 1,451.1 Million	\$ 258.8 Million	\$ 124.2 Million	\$ 11,114.1 Million	\$ 151.4 Million	\$ 910.9 Million	\$ 340.6 Million	\$ 14,351.2 Million
Total Number of Mortgages <sup>5</sup>	1,306	302	165	11,446	157	309	370	13,485
Total Mortgages	\$ 1,265.9 Million	\$ 240.9 Million	\$ 99.6 Million	\$ 11,002.0 Million	\$ 149.0 Million	\$ 356.0 Million	\$ 340.6 Million	\$ 13,454.0 Million
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	99.97%	99.4%	99.9%
Average Mortgage Investment	\$ 969,265	\$ 797,538	\$ 603,795	\$ 961,211	\$ 949,142	\$ 1,152,005	\$ 920,656	\$ 997,700
Range of Mortgage Loans	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$25,000,000	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$31,915,000	\$10,000 : \$50,000,000
Largest Mortgage Investment: % of the portfolio	\$33,189,657 : 2.3%	\$10,564,655 : 4.1%	\$5,000,077 : 4.0%	\$26,628,887 <sup>A</sup> : 0.2%	\$4,000,081 : 2.6%	\$12,267,639 : 1.3%	\$9,161,133 : 2.7%	\$33,189,657 : 0.2%
Top 10 Largest Mortgage Investments in Aggregate	\$223,958,677 : 15.4%	\$65,896,569 : 25.5%	\$32,825,732 : 26.4%	\$211,745,244 : 1.9%	\$27,970,336 : 18.5%	\$58,771,692 : 6.5%	\$57,981,974 : 17.0%	\$296,296,095 : 2.1%
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	\$59,981,876 : 4.1%	\$10,564,655 : 4.1%	\$5,085,676 : 4.1%	\$36,423,725 : 0.3%	\$4,000,081 : 2.6%	\$12,267,639 : 1.3%	\$9,161,133 : 2.8%	\$82,581,883 : 0.6%
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	\$247,697,907 : 17.1%	\$66,345,311 : 25.6%	\$33,025,732 : 26.6%	\$299,243,457 : 2.7%	\$27,970,336 : 18.5%	\$61,986,913 : 6.8%	\$60,307,499 : 18.5%	\$465,988,989 : 3.2%
Weighted Average LVR <sup>6</sup>	71.5%	68.9%	71.7%	67.0%	69.1%	69.3%	59.8%	67.4% (Excludes Special Mandates)
Default loans > 30 days <sup>7,8</sup>	2.7%	2.9%	4.1%	3.5%	2.9%	1.8%	3.2% (Excludes Special Mandates)	3.3% (Excludes Special Mandates)
Number and value of default loans > 30 days	50 : \$39,032,846	8 : \$7,440,365	4 : \$5,056,158	236 : \$390,739,957	3 : \$4,418,382	13 : \$16,221,890	15 : \$10,342,436	316 : \$473,252,033
Payment in kind arrangements <sup>9</sup>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Pre-paid and capitalised interest loans	84 : \$357,041,026	120 : \$115,234,060	72 : \$42,142,795	1484 : \$2,958,791,970	62 : \$82,237,475	63 : \$104,442,309	225 : \$234,540,957	1715 : \$3,894,430,591
Undrawn loan commitments	206 : \$206,760,575	18 : \$3,737,235	7 : \$814,041	2,743 : \$2,046,051,266	8 : \$3,210,818	10 : \$14,519,530	0 : \$0	2,992 : \$2,275,093,465
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Investments > \$1M <sup>10</sup>	288 : \$781,316,920	66 : \$156,581,255	36 : \$71,582,071	2,643 : \$7,530,550,224	56 : \$99,347,353	123 : \$246,240,308	99 : \$224,443,796	3,252 : \$9,266,002,596
Distribution paid from income generated by Fund's investing & lending activities	100%	100%	100%	100%	100%	100%	100%	100%
Fund Gearing % <sup>11</sup>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Critical Issue Performance Summary</b>								
Rolling Returns % p.a. <sup>12</sup>	1yr 4.56% 3yr 4.92% 5yr 3.71% 7yr 3.16%	1yr 4.83% 3yr 5.22% 5yr 4.21% 7yr n/a	1yr 5.07% 3yr 5.48% 5yr n/a 7yr n/a	1yr 6.34% 3yr 6.59% 5yr 5.80% 7yr 5.54%	1yr 6.45% 3yr 6.69% 5yr n/a 7yr n/a	1yr 8.01% 3yr 8.30% 5yr 7.33% 7yr 7.03%	1yr 8.88% 3yr 8.97% 5yr 8.37% 7yr 8.27%	
Rolling Benchmark Return Rate % p.a. <sup>13,14</sup>	4.29% 4.65% 3.43% 0.41%	4.81% 5.17% 3.94% n/a	5.33% 5.69% n/a n/a	5.36% 5.70% 4.43% 3.78%	5.51% 5.86% n/a n/a	6.94% 7.29% 6.00% 5.35%	n/a n/a n/a n/a	
Benchmark Outperformance	0.28% 0.28% 0.29% 0.41%	0.00% 0.05% 0.26% n/a	-0.26% -0.22% n/a n/a	0.99% 0.89% 1.37% 1.75%	0.94% 0.84% n/a n/a	1.07% 1.01% 1.33% 1.68%	n/a <sup>14</sup> n/a <sup>14</sup> n/a <sup>14</sup> n/a <sup>14</sup>	
Annualised Asset Impairment (% of AUM)	0.10% 0.08% 0.07% 0.06%	0.00% 0.00% 0.00% n/a	0.00% 0.00% n/a n/a	0.05% 0.03% 0.03% 0.03%	0.24% 0.08% n/a n/a	0.00% 0.00% 0.00% 0.00%	0.13% 0.09% 0.42% 0.30%	
Investor Capital Return at Redemption (Since Inception)	100%	100%	100%	100%	100%	100%	n/a <sup>14</sup>	
Investor Liquidity at Maturity (Since Inception) <sup>15</sup>	100%	100%	100%	100%	100%	100%	n/a <sup>14</sup>	

NOTES: Figures shown are reported on loan balances in the La Trobe Australian Credit Fund ARSN: 088 178 321. These may differ from figures provided in the statutory accounts which are based on investment balances in the Fund. 1. The rates of return on your investment were current at 31 March 2026. The rates of return are reviewed and determined monthly and may increase or decrease each month. The applicable distribution for any given month is paid at the start of the following month. The rates of return are not guaranteed and are determined by the future revenue of the Credit Fund and may be lower than expected. An investment in the Credit Fund is not a bank deposit, and investors risk losing some or all of their principal investment. Past performance is not a reliable indicator of future performance. **Withdrawal rights are subject to liquidity and may be delayed or suspended.** Peer-to-Peer returns are specific to individual mortgages and therefore subject to availability. Visit our website for further information. 2. Subject to availability. 3. We provide this risk classification as a guide and it describes the risk based on the investment strategy of the investment account and underlying asset base. In assessing the risks of each investment account, we have had reference to the categories of risk described in the Standard Risk Measure Guidance Paper for Trustees issued jointly by the Financial Services Council (of which we are a member) and the Association of Superannuation Funds of Australia dated July 2011. 4. Please view our awards and ratings on our Awards and Ratings page on our website <https://www.latrobefinancial.com.au/about-us/awards-and-ratings/>. Further information regarding the Lipper Leaders rating can be found on the LSEG website: <https://www.lseg.com/en/data-analytics/asset-management-solutions/lipper-fund-performance>. 5. The Investment Accounts may invest in the same mortgage. Loan numbers refer to the number of loans only and do not reflect the number of individual securities. 6. The Fund Total weighted average LVR is calculated excluding Special Mandates (as that term is defined in the PDS). 7. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments. 8. From time to time we take on the administration of third party originated mortgage books into the Peer-to-Peer, that may have higher arrears than our own loans, and we do so on a "workout recovery" basis to repair the transferred portfolio. These loans are excluded from the Peer-to-Peer and Fund Total Arrears figures. 9. La Trobe Financial does not offer payment in kind (PIK) loans to borrowers, which are loans which allow borrowers to defer cash interest payments and to instead capitalise that amount into the loan balance. La Trobe Financial does however provide loans with a capitalised interest budget, which is drawn down by La Trobe Financial across the life of the loan to meet interest payment obligations (disclosed at row entitled "Pre-paid and capitalised interest loans"). 10. The total Fund Investments >\$1m will not equal the sum of each individual Account's investments as multiple Accounts can invest in a single loan. The Fund currently does not use derivatives for investment return management. 11. The Fund does not have any borrowings. 12. Past performance is not a reliable indicator of future performance. Returns are calculated on a compounded basis. 13. The benchmark for the 12 Month Investment Account changed in January 2015 to the Bloomberg AusBond Bank Bill Index +150bps. 14. The Select Investment Account is a peer to peer investment and its performance profile depends on the characteristics of the underlying loan(s) selected by each investor. 15. We buttress account-level liquidity with a comprehensive liquidity framework that is actively managed by our Portfolio Management team on a daily basis. This framework includes short, medium & long term liquidity forecasting, a detailed key risk indicator analysis, monthly stress testing and a contingent liquidity plan with multiple alternative funding pools and liquidity levers. # We will make every endeavour to release your funds after receiving your withdrawal request: within 2 business days for the Classic Notice Account, 90 days for the 90 Day Notice Account, and 180 days for the 6 Month Notice Account. However, we have 12-months under the Fund's Constitution to fulfill the request. When determining whether to honour your withdrawal request within the specified timeframes we have to have regard to the Fund's ability to realise for value the relevant assets and the best interests of investors. **While there is a risk of not honouring your withdrawal request within 2 business days, 90 days or 180 days,** it's important to note that there has never been a case in the history of the Fund when we have not honoured a withdrawal request on time due to a lack of liquidity. <sup>A</sup>There is one loan in the portfolio with a current balance above the maximum \$25.0m. The approved balance for this loan is \$23.4m, however due to accrued fees and interest it now exceeds \$25.0m. This loan is actively managed by La Trobe Financial's risk team in accordance with standard procedure.

\*The relevant law requires that the Management Fees and Costs be calculated based on the actual costs for the previous financial year. In the case of the 12 Month Investment Account the actual Management Fees and Costs for the 2025 financial year were 1.83% per annum of the average Investor Account of the Investment Account. However, La Trobe Financial only retains for its own use an amount of Management Fees and Costs (being the difference between interest received by the 12 Month Investment Account and distributions of investment returns to Investors at the advertised rate of return for the 12 Month Investment Account) equal to 1.80% p.a. of the average total Investor balances. La Trobe Financial contributes any amount of Management Fees and Costs in excess of 1.80% p.a. of the average daily Investor balances in the Investment Account for any relevant month to the Investor Reserve (as described further in Section 11 of the PDS).

Numbers are rounded for reporting purposes, so where sum of the numbers is immaterially different from the total, it is acknowledged that this is due to report rounding.

# Fund Portfolio Metrics

## La Trobe Australian Credit Fund position as at 31 March 2026



	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321														
Returns % p.a. <sup>16</sup>	4.65%			4.85%			5.05%			6.25%			6.35%			7.75%			from 7.00% <sup>17</sup>																	
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number									
<b>Authorised Investments</b>																																				
Cash	12.8%	185,289	n/a	6.9%	17,914	n/a	7.1%	8,778	n/a	1.0%	112,043	n/a	1.6%	2,368	n/a	1.1%	9,853	n/a	0.0%	0	n/a	2.3%	336,245	n/a	0.0%	0	n/a	2.6%	369,911	n/a						
Credit Assets - Warehouse / RMBS <sup>18</sup>	0.0%	0	n/a	0.0%	0	n/a	12.7%	15,829	n/a	0.0%	0	n/a	0.0%	0	n/a	38.9%	354,081	n/a	0.0%	0	n/a	0.0%	0	n/a	2.6%	369,911	n/a	0.0%	0	n/a	2.6%	369,911	n/a			
Credit Assets - Private Credit <sup>31</sup>	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	21.0%	191,009	n/a	0.0%	0	n/a	1.3%	191,009	n/a	0.0%	0	n/a	1.3%	191,009	n/a	0.0%	0	n/a	1.3%	191,009	n/a
Residential	20.9%	303,340	200	48.2%	124,818	165	28.3%	35,184	64	62.9%	6,995,093	7,688	46.6%	70,509	56	8.5%	77,711	56	22.4%	76,291	92	53.6%	7,682,946	8,121	22.4%	76,291	92	53.6%	7,682,946	8,121	22.4%	76,291	92	53.6%	7,682,946	8,121
Land - vacant	9.5%	137,885	222	9.2%	23,690	26	9.0%	11,148	20	6.4%	711,580	617	9.0%	13,597	23	3.3%	29,639	47	17.3%	58,898	91	6.9%	986,437	948	17.3%	58,898	91	6.9%	986,437	948	17.3%	58,898	91	6.9%	986,437	948
Commercial	24.4%	353,669	473	11.2%	29,048	50	19.4%	24,049	41	11.1%	1,235,409	1,386	18.7%	28,361	41	8.9%	80,804	60	4.0%	13,596	21	12.3%	1,764,936	2,019	4.0%	13,596	21	12.3%	1,764,936	2,019	4.0%	13,596	21	12.3%	1,764,936	2,019
Industrial	23.9%	346,435	388	7.5%	19,329	34	18.6%	23,102	23	7.6%	841,336	1,230	12.3%	18,546	25	14.3%	130,638	130	2.8%	9,521	10	9.7%	1,388,908	1,807	2.8%	9,521	10	9.7%	1,388,908	1,807	2.8%	9,521	10	9.7%	1,388,908	1,807
Rural	0.1%	1,906	2	0.6%	1,528	1	0.0%	0	0	0.2%	18,295	33	0.0%	0	0	0.2%	2,215	2	0.1%	480	2	0.2%	24,425	38	0.1%	480	2	0.2%	24,425	38	0.1%	480	2	0.2%	24,425	38
Development Finance	8.5%	122,625	21	16.4%	42,444	26	4.9%	6,143	17	10.8%	1,200,306	492	11.9%	18,002	12	3.8%	34,691	13	48.8%	166,352	142	11.1%	1,590,563	539	48.8%	166,352	142	11.1%	1,590,563	539	48.8%	166,352	142	11.1%	1,590,563	539
Total (excluding Special Mandates <sup>19</sup> & Subordinated Credit)	100.0%	1,451,149	1,306	100.0%	258,771	302	100.0%	124,234	165	100.0%	11,114,061	11,446	100.0%	151,383	157	100.0%	910,642	308	95.4%	325,139	358	99.9%	14,335,379	13,472	95.4%	325,139	358	99.9%	14,335,379	13,472	95.4%	325,139	358	99.9%	14,335,379	13,472
Special Mandates <sup>19</sup>		Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			15,504	12		15,504	12		15,504	12		15,504	12						
Mezzanine / Subordinated Credit		Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			271	1		Not Applicable			271	1		271	1		271	1						
<b>Total</b>	100.0%	1,451,149	1,306	100.0%	258,771	302	100.0%	124,234	165	100.0%	11,114,061	11,446	100.0%	151,383	157	100.0%	910,913	309	100.0%	340,643	370	100.0%	14,350,883	13,484	100.0%	340,643	370	100.0%	14,350,883	13,484	100.0%	340,643	370	100.0%	14,350,883	13,484
<b>Mortgage Investment Portfolio Profile</b>																																				
Weighted Average LVR <sup>20</sup>	71.5%			68.9%			71.7%			67.0%			69.1%			69.3%			(Excludes Special Mandates <sup>19</sup> )	59.8%			(Excludes Special Mandates <sup>19</sup> )	67.4%												
Average Mortgage Investment		969			798			604			961			949			1,152			921			998													
Largest Mortgage Investment	2.3%	33,190		4.1%	10,565		4.0%	5,000		0.2%	26,629 <sup>A</sup>		2.6%	4,000		1.3%	12,268		2.7%	9,161		0.2%	33,190		2.7%	9,161		0.2%	33,190							
Top 10 largest Mortgage Investments in aggregate	15.4%	223,959		25.5%	65,897		26.4%	32,826		1.9%	211,745		18.5%	27,970		6.5%	58,772		17.0%	57,982		2.1%	296,296		17.0%	57,982		2.1%	296,296							
Largest Single Borrower or Group Borrower Exposure	4.1%	59,982		4.1%	10,565		4.1%	5,086		0.3%	36,424		2.6%	4,000		1.3%	12,268		2.8%	9,161		0.6%	82,582		2.8%	9,161		0.6%	82,582							
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	17.1%	247,698		25.6%	66,345		26.6%	33,026		2.7%	299,243		18.5%	27,970		6.8%	61,987		18.5%	60,307		3.2%	465,989		18.5%	60,307		3.2%	465,989							
Undrawn loan commitments	14.2%	206,761	206	1.4%	3,737	18	0.7%	814	7	18.4%	2,046,051	2,743	2.1%	3,211	8	1.6%	14,520	10	0.0%	0	0	15.9%	2,275,093	2,992	0.0%	0	0	15.9%	2,275,093	2,992						
Pre-paid & capitalised interest loans	24.6%	357,041	84	44.5%	115,234	120	33.9%	42,143	72	26.6%	2,958,792	1,484	54.3%	82,237	62	11.5%	104,442	63	68.9%	234,541	225	27.1%	3,894,431	1,715	68.9%	234,541	225	27.1%	3,894,431	1,715						
<b>Mortgage Investments by State</b>																																				
ACT	0.5%	5,733	10	0.0%	0	0	0.4%	374	1	1.1%	119,415	231	2.3%	3,499	2	1.0%	3,572	5	1.5%	4,950	5	1.0%	137,543	249	1.5%	4,950	5	1.0%	137,543	249						
NSW	41.5%	525,239	399	46.5%	112,064	113	47.0%	46,805	77	43.1%	4,745,530	3,003	43.1%	64,220	57	32.8%	116,777	91	48.8%	158,644	145	42.9%	5,769,279	3,591	48.8%	158,644	145	42.9%	5,769,279	3,591						
VIC	31.4%	397,013	481	28.5%	68,682	95	27.4%	27,281	43	31.6%	3,471,305	4,027	33.9%	50,548	52	36.9%	131,201	127	30.6%	99,495	128	31.6%	4,245,526	4,781	30.6%	99,495	128	31.6%	4,245,526	4,781						
QLD	17.2%	218,119	216	16.2%	38,912	68	20.7%	20,640	35	16.3%	1,789,669	2,681	14.6%	21,752	26	18.8%	66,823	57	7.9%	25,659	33	16.2%	2,181,575	3,060	18.8%	66,823	57	16.2%	2,181,575	3,060						
SA	4.5%	56,837	88	2.5%	6,142	10	1.7%	1,699	2	3.2%	353,807	553	0.9%	1,403	4	7.8%	27,845	17	5.1%	16,622	22	3.5%	464,355	676	7.8%	27,845	17	3.5%	464,355	676						
WA	3.7%	47,218	87	5.1%	12,174	14	2.2%	2,150	6	3.9%	425,529	731	3.1%	4,608	11	2.4%	8,500	10	5.9%	19,060	23	3.9%	519,239	861	2.4%	8,500	10	3.9%	519,239	861						
TAS	0.9%	11,935	16	1.1%	2,763	1	0.7%	677	1	0.7%	79,770	175	1.9%	2,836	4	0.2%	657	1	0.2%	707	2	0.7%	99,345	198	0.2%	657	1	0.7%	99,345	198						
NT	0.3%	3,766	9	0.1%	121	1	0.0%	0	0	0.2%	16,993	45	0.1%	149	1	0.2%	594	1	0.0%	0	0	0.2%	21,623	57	0.2%	594	1	0.2%	21,623	57						
<b>Total</b>	100.0%	1,265,860	1,306	100.0%	240,856	302	100.0%	99,626	165	100.0%	11,002,018	11,446	100.0%	149,015	157	100.0%	355,970	309	100.0%	325,139	358	100.0%	13,438,485	13,473	100.0%	325,139	358	100.0%	13,438,485	13,473						
<b>Mortgage Investments Return profile</b>																																				
<5.00%	0.0%	587	1	0.1%	264	1	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	851	2	0.0%	0	0	0.0%	851	2						
5.00% - 5.99%	0.1%	1,605	3	0.0%	0	0	0.0%	0	0	0.1%	8,848	10	0.0%	0	0	0.0%	0	0	0.1%	10,453	13	0.0%	0	0	0.1%	10,453	13									
6.00% - 6.99%	0.9%	11,921	24	4.4%	10,541	12	2.6%	2,581	3	9.8%	1,081,917	1,513	0.0%	0	0	1.1%	3,563	1	8.3%	1,113,499	1,554	0.0%	0	0	8.3%	1,113,499	1,554									
7.00% - 7.99%	12.7%	161,355	203	21.2%	50,950	74	13.3%	13,289	21	23.4%	2,579,825	3,780	10.2%	15,125	17	7.0%	24,885	22	21.2%	2,846,109	4,091	10.2%	15,125	17	21.2%	2,846,109	4,091									
8.00% - 8.99%	67.2%	850,322	861	46.7%	112,453	168	51.3%	51,117	91	42.7%	4,695,769	3,940	63.7%	94,904	103	59.7%	212,384	212	45.0%	6,044,599	5,245	59.7%	212,384	212	45.0%	6,044,599	5,245									
9.00% - 9.99%	14.9%	188,614	183	10.0%	24,095	20	27.7%	27,571	32	14.0%	1,539,186	1,085	17.0%	25,368	26	25.6%	91,134	62	15.1%	2,031,230	1,371	17.0%	25,368	26												

# Fund Portfolio Metrics

## La Trobe Australian Credit Fund position as at 31 March 2026



	Classic Notice Account * APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account * APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account * APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321					
Returns % p.a <sup>16</sup>	4.65%			4.85%			5.05%			6.25%			6.35%			7.75%			from 7.00% <sup>17</sup>								
Loan Maturity Profile	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
0 - 6 months	7.7%	96,851	43	27.1%	65,177	54	14.9%	14,828	31	17.7%	1,952,603	828	32.2%	47,986	37	10.2%	36,448	26	62.3%	202,691	219	18.0%	2,416,584	967			
7 - 12 months	21.5%	272,157	61	18.2%	43,837	67	14.2%	14,138	36	12.5%	1,380,713	790	25.5%	37,931	31	17.2%	61,395	34	25.7%	83,632	89	14.1%	1,893,803	934			
13 - 24 months	13.4%	169,302	196	13.7%	33,083	34	15.3%	15,212	16	7.7%	844,932	689	9.4%	14,044	19	14.7%	52,500	52	7.6%	24,647	38	8.6%	1,153,721	970			
25 - 36 months	0.5%	5,954	5	2.1%	5,031	10	0.4%	382	7	2.1%	236,076	80	2.3%	3,476	4	0.0%	0	0	3.9%	12,764	6	2.0%	263,683	93			
37 - 60 months	1.6%	19,862	15	1.1%	2,537	10	0.8%	825	10	2.7%	298,471	111	2.3%	3,470	6	2.1%	7,458	6	0.4%	1,405	6	2.5%	334,027	132			
61+ months	55.4%	701,734	986	37.9%	91,190	127	54.4%	54,241	65	57.2%	6,289,223	8,948	28.3%	42,108	60	55.7%	198,169	191	0.0%	0	0	54.9%	7,376,666	10,377			
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>			
<b>LVR Profile <sup>20</sup></b>																											
< 50%	0.8%	10,648	30	8.6%	20,746	22	0.7%	678	6	6.8%	748,301	1,425	4.0%	5,892	8	4.7%	16,737	8	15.6%	50,719	62	6.4%	853,722	1,503			
50% - 59.99%	5.2%	66,061	29	2.9%	6,966	23	4.0%	3,964	21	11.6%	1,273,187	1,431	8.7%	13,027	11	5.6%	20,072	9	19.1%	62,155	68	10.8%	1,445,431	1,484			
60% - 69.99%	17.7%	223,563	76	29.4%	70,780	71	23.3%	23,261	43	31.5%	3,464,253	3,161	21.3%	31,691	28	15.3%	54,484	33	48.8%	158,560	151	30.0%	4,026,591	3,308			
70% - 79.99%	71.8%	908,874	1,087	42.1%	101,309	133	61.3%	61,080	83	37.1%	4,083,947	3,578	64.3%	95,825	107	71.1%	253,076	249	16.5%	53,706	77	41.4%	5,557,816	5,166			
= 80%	4.5%	56,715	84	17.0%	41,055	53	10.7%	10,643	12	13.0%	1,432,330	1,851	1.7%	2,580	3	3.3%	11,601	10	0.0%	0	0	11.6%	1,554,925	2,012			
> 80%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>			
<b>Rate Type</b>																											
Fixed Rate	11.6%	147,142	53	26.7%	64,338	76	15.2%	15,102	38	21.1%	2,316,677	1,222	36.6%	54,593	46	20.5%	73,128	50	71.3%	231,881	221	21.6%	2,902,861	1,400			
Variable Rate	88.4%	1,118,718	1,253	73.3%	176,518	226	84.8%	84,524	127	78.9%	8,685,341	10,224	63.4%	94,423	111	79.5%	282,842	259	28.7%	93,257	137	78.4%	10,535,623	12,073			
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>						
<b>Borrower Previous Credit Events <sup>21</sup></b>																											
0	97.4%	1,232,615	1,262	98.0%	236,020	293	97.0%	96,637	158	96.3%	10,594,090	10,986	97.7%	145,563	153	95.6%	340,142	294	96.0%	312,187	348	96.4%	12,957,253	12,939			
1	2.4%	30,456	40	1.8%	4,403	8	3.0%	2,989	7	3.4%	374,932	418	2.2%	3,278	3	4.4%	15,828	15	4.0%	12,951	10	3.3%	444,837	486			
>=2	0.2%	2,790	4	0.2%	434	1	0.0%	0	0	0.3%	32,996	42	0.1%	175	1	0.0%	0	0	0.0%	0	0	0.3%	36,394	48			
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>						
<b>Equifax Borrower Credit Score</b>																											
Excellent - (833 - 1200)	40.7%	515,341	647	42.1%	101,366	150	54.8%	54,609	83	51.7%	5,683,392	6,127	56.2%	83,802	89	49.3%	175,565	148	58.3%	189,573	192	50.6%	6,803,648	7,138			
Very Good - (726 - 832)	41.6%	527,059	429	36.8%	88,706	101	34.5%	34,382	55	31.0%	3,410,747	3,256	28.6%	42,666	41	33.9%	120,758	109	29.7%	96,406	112	32.2%	4,320,722	3,916			
Good - (622 - 725)	13.6%	172,467	164	16.7%	40,149	33	5.6%	5,577	17	11.9%	1,305,347	1,151	6.3%	9,315	15	11.8%	41,855	37	10.6%	34,599	42	12.0%	1,609,308	1,388			
Average - (510 - 621)	3.2%	40,520	34	1.7%	4,154	7	4.9%	4,905	6	3.5%	384,515	423	5.7%	8,489	6	3.6%	12,920	12	1.0%	3,157	5	3.4%	458,661	486			
Below Average - (0 - 509)	0.8%	10,474	32	2.7%	6,482	11	0.2%	153	4	2.0%	218,017	489	3.2%	4,743	6	1.4%	4,872	3	0.4%	1,405	7	1.8%	246,146	545			
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>						
<b>La Trobe Financial Borrower Credit Grade <sup>22</sup></b>																											
A	96.9%	1,226,845	1,251	96.9%	233,331	291	97.0%	96,687	159	95.4%	10,500,456	10,900	94.7%	141,075	148	96.2%	342,409	294	97.5%	317,158	346	95.7%	12,857,960	12,835			
B	2.1%	27,144	37	2.9%	7,092	10	3.0%	2,939	6	3.4%	377,674	401	5.3%	7,941	9	3.0%	10,850	11	2.3%	7,385	10	3.3%	441,026	470			
C1	0.9%	11,239	14	0.2%	434	1	0.0%	0	0	0.9%	96,912	106	0.0%	0	0	0.4%	1,305	2	0.2%	596	2	0.8%	110,485	123			
C2	0.0%	632	4	0.0%	0	0	0.0%	0	0	0.2%	18,117	28	0.0%	0	0	0.1%	458	1	0.0%	0	0	0.1%	19,208	33			
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.1%	8,858	11	0.0%	0	0	0.3%	947	1	0.0%	0	0	0.1%	9,805	12			
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>						
<b>La Trobe Financial Loan Quality <sup>23</sup></b>																											
Super Prime	24.2%	305,819	303	26.9%	64,724	99	44.6%	44,391	70	28.5%	3,136,756	4,299	43.0%	64,059	68	18.1%	64,292	50	51.2%	166,448	144	28.6%	3,846,489	4,786			
Prime	30.7%	388,686	408	45.6%	109,837	120	22.6%	22,522	49	32.7%	3,594,239	3,931	32.9%	48,959	49	18.1%	64,405	58	32.3%	105,112	138	32.2%	4,333,760	4,550			
Near Prime (≤ 70% LVR)	8.2%	103,693	70	11.6%	27,906	33	7.6%	7,601	24	19.3%	2,120,002	1,514	9.2%	13,694	16	10.2%	36,386	23	15.7%	51,006	69	17.6%	2,360,287	1,644			
Near Prime (>70% LVR)	34.7%	439,307	493	14.1%	33,866	44	21.3%	21,249	20	16.9%	1,858,030	1,458	14.2%	21,148	23	47.4%	168,865	162	0.4%	1,188	3	18.9%	2,543,652	2,193			
Specialist	2.2%	28,356	32	1.9%	4,523	6	3.9%	3,864	2	2.7%	292,991	244	0.8%	1,155	1	6.2%	22,023	16	0.4%	1,385	4	2.6%	354,297	300			
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>						

# Fund Portfolio Metrics

## La Trobe Australian Credit Fund position as at 31 March 2026



	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a. <sup>16</sup>	4.65%			4.85%			5.05%			6.25%			6.35%			7.75%			from 7.00% <sup>17</sup>					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
<b>Debt to Income Ratio</b>																								
<= 4x	52.9%	670,124	577	66.3%	159,717	181	49.2%	49,044	91	48.6%	5,346,988	4,364	60.7%	90,507	85	51.9%	184,577	156	84.6%	275,124	271	50.4%	6,776,080	5,292
>4x <=6x	31.6%	399,590	499	17.0%	40,981	52	35.5%	35,359	39	29.9%	3,286,110	3,447	12.8%	19,008	24	33.3%	118,494	109	6.5%	21,102	42	29.2%	3,920,644	4,151
>6x <=7x	7.0%	88,633	129	6.4%	15,395	29	3.3%	3,277	16	8.6%	950,864	1,422	9.3%	13,830	15	5.7%	20,140	15	2.1%	6,892	12	8.2%	1,099,032	1,609
>7x	8.5%	107,514	101	10.3%	24,762	40	12.0%	11,946	19	12.9%	1,418,056	2,213	17.2%	25,669	33	9.2%	32,759	29	6.8%	22,021	33	12.2%	1,642,728	2,421
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>
<b>Borrower Type</b>																								
Individual	13.7%	173,744	304	20.0%	48,229	64	12.8%	12,782	20	25.6%	2,811,448	3,001	7.5%	11,198	14	16.0%	56,906	67	1.9%	6,148	18	23.2%	3,120,455	3,464
Trust	33.2%	420,756	313	27.4%	66,037	86	45.0%	44,789	61	28.5%	3,135,277	1,882	36.4%	54,236	46	46.8%	166,585	136	44.3%	144,183	163	30.0%	4,031,862	2,426
Company	32.1%	406,783	233	40.2%	96,882	90	24.9%	24,791	49	28.6%	3,146,021	1,741	39.8%	59,309	54	33.3%	118,692	81	53.6%	174,252	175	30.0%	4,026,730	2,140
SMSF	20.9%	264,577	456	12.3%	29,709	62	17.3%	17,264	35	17.4%	1,909,271	4,822	16.3%	24,273	43	3.9%	13,787	25	0.2%	557	2	16.8%	2,259,437	5,443
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>
<b>Investment Amount</b>																								
<=50,000	0.0%	134	20	0.0%	45	7	2.1%	2,092	43	0.1%	7,010	457	0.0%	32	1	0.0%	44	1	0.1%	335	17	0.1%	9,693	453
>50,000 <=100,000	0.1%	1,067	13	2.2%	5,207	53	2.1%	2,077	33	0.2%	23,991	308	0.0%	51	1	0.0%	0	0	0.5%	1,769	24	0.3%	34,162	308
>100,000 <=250,000	2.3%	28,710	144	2.6%	6,311	48	2.2%	2,218	14	2.9%	321,701	1,757	2.0%	2,962	17	0.9%	3,313	17	3.2%	10,465	60	2.8%	375,680	1,960
>250,000 <=500,000	12.0%	152,338	408	9.9%	23,897	63	7.5%	7,459	20	12.6%	1,381,420	3,711	8.7%	12,980	35	5.8%	20,713	57	8.8%	28,478	74	12.1%	1,627,286	4,301
>500,000 <=1,000,000	23.9%	302,294	433	20.3%	48,815	65	14.3%	14,198	19	15.8%	1,737,345	2,570	22.6%	33,642	47	24.1%	85,659	111	18.3%	59,648	84	17.0%	2,281,601	3,199
>1,000,000 <=5,000,000	36.8%	465,765	267	47.5%	114,403	61	66.8%	66,582	35	47.5%	5,223,813	2,373	66.7%	99,347	56	58.6%	208,676	118	56.4%	183,461	93	47.3%	6,362,046	2,926
>5,000,000	24.9%	315,552	21	17.5%	42,178	5	5.0%	5,000	1	21.0%	2,306,738	270	0.0%	0	0	10.6%	37,564	5	12.6%	40,983	6	20.4%	2,748,015	326
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>
<b>Loan Vintage by Year<sup>24</sup></b>																								
2026	18.6%	235,430	217	1.7%	4,197	18	3.4%	3,395	17	15.2%	1,667,027	1,605	3.1%	4,594	9	4.1%	14,456	18	0.9%	3,018	6	14.4%	1,932,118	1,844
2025	49.8%	630,867	511	40.8%	98,195	116	41.3%	41,174	65	45.7%	5,026,984	4,469	38.7%	57,700	50	39.3%	139,976	121	48.7%	158,483	169	45.8%	6,153,379	5,187
2024	16.8%	212,537	256	29.9%	72,058	55	6.0%	5,961	13	18.6%	2,042,856	1,713	20.9%	31,170	23	31.7%	113,008	85	34.7%	112,725	102	19.3%	2,590,314	2,122
2023	7.2%	90,976	148	17.9%	43,016	65	9.4%	9,380	14	9.6%	1,052,942	970	12.6%	18,743	18	16.3%	58,119	46	7.4%	23,962	37	9.7%	1,297,138	1,247
2022	4.8%	61,341	99	4.5%	10,850	21	30.2%	30,107	31	4.6%	502,105	546	17.6%	26,203	37	7.2%	25,616	31	2.1%	6,725	19	4.9%	662,946	765
2021	1.3%	16,222	24	2.3%	5,612	11	4.9%	4,834	12	2.2%	244,138	445	4.3%	6,482	13	0.8%	2,709	3	2.1%	6,677	7	2.1%	286,675	510
Before 2021	1.5%	18,488	51	2.9%	6,928	16	4.8%	4,775	13	4.2%	465,966	1,698	2.8%	4,124	7	0.6%	2,086	5	4.2%	13,548	18	3.8%	515,915	1,798
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>
<b>Seasoning<sup>25</sup></b>																								
0 - 6 months	49.1%	621,315	485	33.1%	79,799	90	24.8%	24,679	52	38.5%	4,232,856	3,820	23.9%	35,549	38	26.7%	94,932	68	17.0%	55,259	59	38.3%	5,144,389	4,423
7 - 12 months	18.5%	233,601	211	19.2%	46,165	57	14.3%	14,215	34	21.9%	2,412,950	2,008	20.2%	30,061	23	20.5%	73,074	70	32.7%	106,375	132	21.7%	2,916,442	2,333
13 - 24 months	16.8%	212,988	266	22.4%	54,024	46	12.2%	12,107	12	20.1%	2,213,920	1,922	22.1%	32,948	25	30.6%	108,863	91	38.3%	124,458	121	20.5%	2,759,309	2,353
25 - 36 months	7.9%	100,419	159	13.6%	32,863	53	6.2%	6,145	9	9.2%	1,006,755	984	9.9%	14,687	16	13.1%	46,474	41	7.7%	25,190	25	9.2%	1,232,533	1,253
37 - 60 months	6.2%	78,784	134	9.7%	23,293	44	40.7%	40,536	46	6.5%	710,096	1,015	22.2%	33,130	50	8.9%	31,748	35	2.9%	9,466	17	6.9%	927,054	1,328
61+ months	1.5%	18,752	51	2.0%	4,712	12	2.0%	1,944	12	3.9%	425,440	1,697	1.8%	2,640	5	0.2%	879	4	1.4%	4,391	4	3.4%	458,757	1,783
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>
<b>Security Location (QBE LMI)<sup>26</sup></b>																								
Metro	84.3%	1,066,658	1,073	78.3%	188,555	255	92.9%	92,550	146	91.6%	10,078,176	9,287	88.5%	131,941	129	89.4%	318,204	266	93.3%	303,484	312	90.6%	12,179,567	10,944
Regional	11.2%	142,321	183	9.4%	22,674	28	4.0%	3,965	12	7.0%	765,926	1,658	9.4%	13,978	21	9.6%	34,312	37	5.8%	18,940	37	7.5%	1,002,117	1,940
Other	4.5%	56,881	50	12.3%	29,628	19	3.1%	3,112	7	1.4%	157,916	501	2.1%	3,096	7	1.0%	3,453	6	0.8%	2,715	9	1.9%	256,801	589
<b>Total</b>	<b>100.0%</b>	<b>1,265,860</b>	<b>1,306</b>	<b>100.0%</b>	<b>240,856</b>	<b>302</b>	<b>100.0%</b>	<b>99,626</b>	<b>165</b>	<b>100.0%</b>	<b>11,002,018</b>	<b>11,446</b>	<b>100.0%</b>	<b>149,015</b>	<b>157</b>	<b>100.0%</b>	<b>355,970</b>	<b>309</b>	<b>100.0%</b>	<b>325,139</b>	<b>358</b>	<b>100.0%</b>	<b>13,438,485</b>	<b>13,473</b>
<b>Security Location (Standard &amp; Poors)<sup>27</sup></b>																								
Metro	83.7%	1,059,460	1,057	81.7%	196,785	253	92.																	

## Fund Portfolio Metrics

## La Trobe Australian Credit Fund position as at 31 March 2026



	Classic Notice Account <sup>#</sup> APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account <sup>#</sup> APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account <sup>#</sup> APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a <sup>16</sup>	4.65%			4.85%			5.05%			6.25%			6.35%			7.75%			from 7.00% <sup>17</sup>					
Portfolio Allocation	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Cash	13.1%	185,289	n/a	7.1%	17,914	n/a	7.4%	8,778	n/a	1.0%	112,043	n/a	1.6%	2,368	n/a	1.1%	9,853	n/a	0.0%	0	n/a	2.4%	336,245	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	13.3%	15,829	n/a	0.0%	0	n/a	0.0%	0	n/a	39.6%	354,081	n/a	0.0%	0	n/a	2.7%	369,911	n/a
Credit Assets - Private Credit <sup>31</sup>	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	21.3%	191,009	n/a	0.0%	0	n/a	1.4%	191,009	n/a
Mortgage Investments	86.9%	1,226,827	1,256	92.9%	233,416	294	79.4%	94,570	161	99.0%	10,611,278	11,210	98.4%	144,597	154	38.0%	339,748	296	100.0%	314,796	343	93.5%	12,965,233	13,157
<b>Total</b>	<b>100.0%</b>	<b>1,412,117</b>	<b>1,256</b>	<b>100.0%</b>	<b>251,330</b>	<b>294</b>	<b>100.0%</b>	<b>119,177</b>	<b>161</b>	<b>100.0%</b>	<b>10,723,321</b>	<b>11,210</b>	<b>100.0%</b>	<b>146,965</b>	<b>154</b>	<b>100.0%</b>	<b>894,691</b>	<b>296</b>	<b>100.0%</b>	<b>314,796</b>	<b>343</b>	<b>100.0%</b>	<b>13,862,398</b>	<b>13,157</b>
<b>Mortgage Investments performing but past due <sup>28</sup></b>																								
31 - 60 days	0.9%	12,591	1	4.9%	12,562	2	4.0%	5,003	1	0.6%	61,469	24	1.5%	2,313	3	0.0%	0	0	3.4%	11,682	8	0.7%	105,621	29
61 - 90 days	0.2%	2,369	1	0.0%	0	0	0.0%	0	0	0.6%	61,570	21	1.3%	2,042	2	0.2%	1,450	1	0.2%	712	5	0.5%	68,143	25
> 90 days	0.7%	9,721	4	0.6%	1,627	2	0.0%	0	0	0.8%	93,979	49	0.0%	0	0	0.0%	126	1	3.1%	10,409	18	0.8%	115,862	60
<b>Total</b>	<b>1.7%</b>	<b>24,681</b>	<b>6</b>	<b>5.5%</b>	<b>14,189</b>	<b>4</b>	<b>4.0%</b>	<b>5,003</b>	<b>1</b>	<b>2.0%</b>	<b>217,019</b>	<b>94</b>	<b>2.9%</b>	<b>4,355</b>	<b>5</b>	<b>0.2%</b>	<b>1,576</b>	<b>2</b>	<b>6.7%</b>	<b>22,803</b>	<b>31</b>	<b>2.0%</b>	<b>289,626</b>	<b>114</b>
<b>Loans in Default <sup>29</sup></b>																								
31 - 60 days	0.4%	6,260	12	0.8%	2,068	2	0.1%	171	1	0.6%	70,087	53	0.7%	1,100	1	0.2%	1,845	2	0.1%	304	2	0.6%	81,834	71
61 - 90 days	0.6%	8,207	7	0.0%	0	0	0.0%	0	0	0.2%	20,115	27	0.0%	0	0	0.6%	5,176	4	0.1%	505	2	0.2%	34,003	39
> 90 days	1.3%	19,487	26	1.4%	3,739	4	3.9%	4,885	3	1.4%	158,083	121	1.5%	2,268	1	0.4%	3,409	5	1.3%	4,477	6	1.4%	196,349	161
MIP	0.4%	5,080	5	0.6%	1,633	2	0.0%	0	0	1.3%	142,454	35	0.7%	1,050	1	0.6%	5,793	2	1.5%	5,056	5	1.1%	161,067	45
<b>Total</b>	<b>2.7%</b>	<b>39,033</b>	<b>50</b>	<b>2.9%</b>	<b>7,440</b>	<b>8</b>	<b>4.1%</b>	<b>5,056</b>	<b>4</b>	<b>3.5%</b>	<b>390,740</b>	<b>236</b>	<b>2.9%</b>	<b>4,418</b>	<b>3</b>	<b>1.8%</b>	<b>16,222</b>	<b>13</b>	<b>3.0%</b>	<b>10,342</b>	<b>15</b>	<b>3.3%</b>	<b>473,252</b>	<b>316</b>
<b>Total performing past due &amp; loans in default</b>	<b>4.4%</b>	<b>63,714</b>	<b>56</b>	<b>8.4%</b>	<b>21,629</b>	<b>12</b>	<b>8.1%</b>	<b>10,059</b>	<b>5</b>	<b>5.5%</b>	<b>607,759</b>	<b>330</b>	<b>5.8%</b>	<b>8,774</b>	<b>8</b>	<b>2.0%</b>	<b>17,798</b>	<b>15</b>	<b>10.2%</b>	<b>33,145</b>	<b>46</b>	<b>5.3%</b>	<b>762,878</b>	<b>430</b>
<b>Fair Value of past due &amp; loans in default held</b>		<b>99,160</b>			<b>34,136</b>			<b>13,932</b>			<b>1,048,064</b>			<b>18,586</b>			<b>27,099</b>			<b>69,779</b>			<b>1,310,757</b>	
Total Performing Assets	97.3%	1,412,117		97.1%	251,330		95.9%	119,177		96.5%	10,723,321		97.1%	146,965		98.2%	894,691		96.8%	314,796		96.7%	13,862,398	
Default Asset Ratio	2.7%	39,033		2.9%	7,440		4.1%	5,056		3.5%	390,740		2.9%	4,418		1.8%	16,222		3.2%	10,342		3.3%	473,252	
<b>Mortgage Investments in Hardship <sup>30</sup></b>	<b>0.5%</b>	<b>7,613</b>	<b>9</b>	<b>0.8%</b>	<b>2,156</b>	<b>2</b>	<b>1.4%</b>	<b>1,829</b>	<b>1</b>	<b>0.6%</b>	<b>61,912</b>	<b>65</b>	<b>0.7%</b>	<b>1,100</b>	<b>1</b>	<b>0.6%</b>	<b>5,391</b>	<b>2</b>	<b>0.2%</b>	<b>673</b>	<b>2</b>	<b>0.6%</b>	<b>80,674</b>	<b>84</b>

NOTES: All figures shown as percentages are based on dollar values and are reported on loan balances in the Fund. These may differ from figures provided in the statutory accounts which are based on the investment balances in the Fund. The Investment Accounts may invest in the same mortgage. Loan numbers refer to the number of loans only and do not reflect the number of individual securities. 16. The rates of return on your investment were current at 31 March 2026. The rates of return are reviewed and determined monthly and may increase or decrease each month. The applicable distribution for any given month is paid at the start of the following month. The rates of return are not guaranteed and are determined by the future revenue of the Credit Fund and may be lower than expected. An investment in the Credit Fund is not a bank deposit, and investors risk losing some or all of their principal investment. Past performance is not a reliable indicator of future performance. **Withdrawal rights are subject to liquidity and may be delayed or suspended.** 17. Subject to availability. 18. The 6 Month Notice and the 4 Year Investment Accounts invest indirectly in Australian Residential Mortgage Backed assets and Commercial Mortgage Backed assets (which are managed, serviced and originated by related parties of La Trobe Financial through medium term secured credit assets and loans). These investments are comprised of a diversified pool of credit assets and loans secured by a pool of registered mortgages held over real property, diversified by size, borrower, class of activity and geographic region. 19. From time to time we take on the administration of third party originated mortgage books into the Peer-to-Peer, that may have higher arrears than our own loans, and we do so on a "workout recovery" basis to repair the transferred portfolio. These books are excluded from the Peer-to-Peer arrears and expired loans figures. 20. Loan to Value Ratio (LVR) represents the value of the security property at the start of the loan compared to the approved loan amount, reflecting the LVR used in the Fund's lending criteria. 21. Number of credit events assessed according to S&P life event methodology. 22. La Trobe Financial's internal credit grading based on a number of criteria such as number and dollar value of previous defaults, mortgage arrears history, bankruptcy etc, evaluated at the loan assessment stage. 23. La Trobe Financial's proprietary loan quality assessment derived at the loan assessment stage. 24. Calculated on original settlement date. 25. Number of months of a loan since original settlement. 26. Per QBE methodology as at 31 March 2018. 27. Per S&P methodology as at 10 July 2013. 28. Performing but past due loans represent expired loans that continue to make required payments. 29. La Trobe Financial considers that a loan is in default where the loan is in arrears for more than 30 days. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments. 30. Hardship ratio for the Fund is calculated by dividing the total investment amount of loans in hardship by the total Assets under Management. 31. The 4 Year Investment Account invests directly or indirectly in trusts or managed investment schemes including through investments in secured credit assets. This includes investments into structures where La Trobe Financial or a related body corporate has been appointed trustee, responsible entity and/or investment manager for the trust or scheme. ^There is one loan in the portfolio with a current balance above the maximum \$25.0m. The approved balance for this loan is \$23.4m, however due to accrued fees and interest it now exceeds \$25.0m. This loan is actively managed by La Trobe Financial's risk team in accordance with standard procedure.

# We will make every endeavour to release your funds after receiving your withdrawal request: within 2 business days for the Classic Notice Account, 90 days for the 90 Day Notice Account, and 180 days for the 6 Month Notice Account. However, we have 12 months under the Fund's Constitution to fulfill the request. When determining whether to honour your withdrawal request within the specified timeframes we have to have regard to the Fund's ability to realise for value the relevant assets and the best interests of investors. **While there is a risk of not honouring your withdrawal request within 2 business days, 90 days or 180 days,** it's important to note that there has never been a case in the history of the Fund when we have not honoured a withdrawal request on time due to a lack of liquidity.

The information in this document is factual information only and is not intended to be financial product advice, legal or tax advice, and should not be relied upon as such. The information is provided in good faith and obtained from sources believed to be accurate and current at the date of publication.

La Trobe Financial Asset Management Limited ACN 007 332 363 Australian Financial Services Licence 222213 Australian Credit Licence 222213 is the responsible entity of the La Trobe Australian Credit Fund ARSN 088 178 321. It is important for you to consider the PDS for the Credit Fund in deciding whether to invest, or to continue to invest, in the Credit Fund. You can read the PDS and the Target Market Determinations on our website.

Numbers are rounded for reporting purposes, so where sum of the numbers is immaterially different from the total, it is acknowledged that this is due to report rounding.