La Trobe Australian Credit Fund Investment Snapshot

As at 31 July 2026

La Trobe financial

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.[1]	**5.35%**	**5.45%**	**5.60%**	**6.75%**	**6.85%**	**8.25%**	**From 7.50%[2]**	
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 [3]	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[4]	Lipper Leaders ① Return - Total ① Return - Consistent ⑤ Preservation	N/A	N/A	Zenith Partners - Recommended Lonsec - Recommended SQM research - 4.50 stars Lipper Leaders: ③ Return - Total ③ Return - Consistent ⑤ Preservation	N/A	Lipper Leaders ③ Return - Total ③ 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	0.39%	0.85%	0.45%	0.18%	0.41%	0.02%	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	$ 1,427.2 Million	$ 215.4 Million	$ 122.9 Million	$ 11,579.0 Million	$ 156.4 Million	$ 980.4 Million	$ 305.8 Million	$ 14,787.1 Million
Total Number of Mortgages [5]	1,383	248	124	10,531	133	196	373	12,332
Total Mortgages	$ 1,232.4 Million	$ 201.3 Million	$ 76.8 Million	$ 11,420.7 Million	$ 152.5 Million	$ 278.5 Million	$ 305.8 Million	$ 13,668.1 Million
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	94.9%	99.9%
Average Mortgage Investment	$ 891,133	$ 811,551	$ 619,364	$1,084,487	$ 1,146,663	$ 1,421,089	$819,961	$1,108,346
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 : $36,151,000	$10,000 : $50,000,000
Largest Mortgage Investment: % of the portfolio	$34,204,885 : 2.4%	$10,000,149 : 4.6%	$5,000,000 : 4.1%	$28,375,630^ : 0.2%	$4,000,162 : 2.6%	$16,234,418 : 1.7%	$9,161,284 : 3.0%	$48,543,445 : 0.3%
Top 10 Largest Mortgage Investments in Aggregate	$198,415,925 : 13.9%	$61,425,039 : 28.5%	$36,701,598 : 29.9%	$231,779,921 : 2.0%	$31,053,318 : 19.9%	$76,817,129 : 7.8%	$53,958,615 : 17.6%	$321,576,432 : 2.2%
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	$58,506,401 : 4.1%	$10,000,149 : 4.6%	$5,000,000 : 4.1%	$46,200,203 : 0.4%	$5,000,002 : 3.2%	$16,234,418 : 1.7%	$9,161,284 : 3.0%	$84,951,014 : 0.6%
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	$218,829,916 : 15.3%	$62,763,592 : 29.1%	$32,401,599 : 26.4%	$341,961,204 : 3.0%	$33,254,219 : 21.3%	$79,669,263 : 8.1%	$55,560,616 : 18.2%	$545,786,436 : 3.7%
Weighted Average LVR [6]	71.5%	69.1%	69.1%	67.5%	68.3%	69.6%	61.3%	67.8% (Excludes Special Mandates)
Default loans > 30 days [7,8]	2.9%	6.4%	5.7%	3.6%	6.3%	1.3%	3.5% (Excludes Special Mandates)	3.4% (Excludes Special Mandates)
Number and value of default loans > 30 days	52 : $41,550,590	12 : $13,877,980	4 : $6,990,926	255 : $413,445,229	5 : $9,802,520	11 : $13,022,115	16 : $10,195,368	341 : $508,884,726
Payment in kind arrangements [9]	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Pre-paid and capitalised interest loans	114 : $254,326,604	70 : $61,553,015	50 : $32,232,286	1773 : $3,470,780,169	44 : $78,936,299	30 : $82,255,173	239 : $206,942,900	1869 : $4,187,026,447
Undrawn loan commitments	251 : $239,369,452	17 : $2,252,750	3 : $96,247	2,988 : $2,081,956,031	6 : $42,524,947	3 : $14,135,095	0 : $0	3,268 : $2,380,334,521
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Investments > $1M [10]	273 : $743,390,320	56 : $138,253,460	27 : $60,576,214	2,822 : $8,301,160,118	58 : $116,411,243	89 : $222,919,686	84 : $186,907,979	3,316 : $9,900,618,517
Distribution paid from income generated by Fund's investing & lending activities	100%	100%	100%	100%	100%	100%	100%	100%
Fund Gearing % [11]	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Critical Issue Performance Summary								
	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	
Rolling Returns % p.a. [12]	4.72% 4.98% 4.00% 3.27%	4.95% 5.26% 4.42% 3.90%	5.16% 5.51% 4.66% n/a	6.43% 6.67% 5.96% 5.61%	6.54% 6.78% 6.07% n/a	8.04% 8.38% 7.52% 7.09%	8.81% 8.96% 8.45% 8.30%	
Rolling Benchmark Return Rate % p.a.[13,14]	4.48% 4.71% 3.73% 2.90%	5.00% 5.24% 4.25% 3.42%	5.53% 5.76% 4.77% n/a	5.50% 5.77% 4.73% 3.91%	5.66% 5.93% 4.89% n/a	7.09% 7.36% 6.31% 5.48%	n/a n/a n/a n/a	
Benchmark Outperformance	0.24% 0.26% 0.28% 0.37%	(0.06%) 0.02% 0.17% 0.48%	(0.36%) (0.25%) (0.11%) n/a	0.93% 0.90% 1.23% 1.69%	0.88% 0.85% 1.18% n/a	0.95% 1.02% 1.21% 1.61%	n/a[14] n/a[14] n/a[14] n/a[14]	
Annualised Asset Impairment (% of AUM)	0.03% 0.05% 0.07% 0.06%	0.00% 0.01% 0.00% 0.00%	0.00% 0.00% 0.00% n/a	0.04% 0.03% 0.03% 0.03%	0.00% 0.08% 0.05% n/a	0.00% 0.00% 0.00% 0.00%	0.00% 0.09% 0.42% 0.30%	
Investor Capital Return at Redemption (Since Inception)	100%	100%	100%	100%	100%	100%	n/a[14]	
Investor Liquidity at Maturity (Since Inception)[15]	100%	100%	100%	100%	100%	100%	n/a[14]	

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 July 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. ^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.

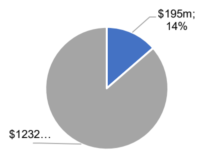
Fund Portfolio Metrics

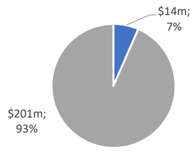
La Trobe Australian Credit Fund position as at 31 July 2026

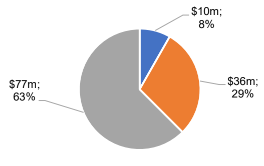
La Trobe financial

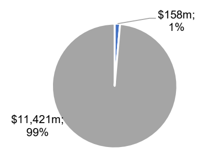
	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018	90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670	6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345	12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570	4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016	Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024	Fund Total ARSN: 088 178 321
Returns % p.a [16]	5.35%	5.45%	5.60%	6.75%	6.85%	8.25%	from 7.50% [17]	

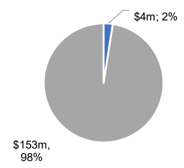
■ Cash (Liquidity Ratio)
■ Credit Assets
■ First Mortgages
■ Special Mandates

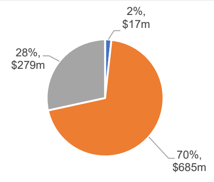


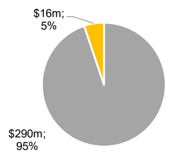


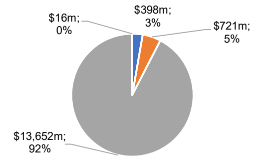












	Classic Notice Account %	$'000s	Number	90 Day Notice Account %	$'000s	Number	6 Month Notice Account %	$'000s	Number	12 Month Investment Account %	$'000s	Number
Authorised Investments												
Cash	13.6%	194,801	n/a	6.6%	14,172	n/a	8.2%	10,127	n/a	1.4%	158,248	n/a
Credit Assets - Warehouse / RMBS [18]	0.0%	0	n/a	0.0%	0	n/a	29.2%	35,925	n/a	0.0%	0	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a
Residential	16.9%	240,523	232	44.4%	95,681	127	17.6%	21,665	43	60.7%	7,033,375	6,453
Land - vacant	3.5%	49,775	120	8.2%	17,639	18	4.3%	5,292	13	8.4%	974,506	904
Commercial	30.8%	439,843	547	14.9%	32,183	48	18.1%	22,249	36	11.0%	1,274,873	1,409
Industrial	27.9%	397,654	444	8.2%	17,665	33	15.6%	19,164	18	7.1%	816,398	1,215
Rural	0.1%	1,904	2	0.7%	1,524	1	0.0%	0	0	0.2%	18,761	34
Development Finance	7.2%	102,739	38	17.0%	36,573	21	6.9%	8,431	14	11.3%	1,302,824	516
Total (excluding Special Mandates [19] & Subordinated Credit)	100.0%	1,427,239	1,383	100.0%	215,436	248	100.0%	122,853	124	100.0%	11,578,984	10,531
Special Mandates [19]		Not Applicable			Not Applicable			Not Applicable			Not Applicable	
Mezzanine / Subordinated Credit		Not Applicable			Not Applicable			Not Applicable			Not Applicable	
Total	100.0%	1,427,239	1,383	100.0%	215,436	248	100.0%	122,853	124	100.0%	11,578,984	10,531
Mortgage Investment Portfolio Profile												
Weighted Average LVR [20]	71.5%			69.1%			69.1%			67.5%		
Average Mortgage Investment		891			812			619			1,084	
Largest Mortgage Investment	2.4%	34,205		4.6%	10,000		4.1%	5,000		0.2%	28,376^	
Top 10 largest Mortgage Investments in aggregate	13.9%	198,416		28.5%	61,425		29.9%	36,702		2.0%	231,780	
Largest Single Borrower or Group Borrower Exposure	4.1%	58,506		4.6%	10,000		4.1%	5,000		0.4%	46,200	
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	15.3%	218,830		29.1%	62,764		26.4%	32,402		3.0%	341,961	
Undrawn loan commitments	16.8%	239,369	251	1.0%	2,253	17	0.1%	96	3	18.0%	2,081,956	2,988
Pre-paid & capitalised interest loans	17.8%	254,327	114	28.6%	61,553	70	26.2%	32,232	50	30.0%	3,470,780	1,773
Mortgage Investments by State												
ACT	0.5%	5,802	12	0.0%	0	0	0.0%	0	0	1.0%	117,405	187
NSW	40.1%	494,405	434	45.9%	92,422	90	45.5%	34,927	59	44.2%	5,052,908	2,937
VIC	32.4%	399,174	496	30.3%	60,934	81	23.4%	17,981	31	31.0%	3,536,378	3,819
QLD	15.6%	192,433	234	14.5%	29,207	54	21.4%	16,460	25	15.2%	1,736,427	2,079
SA	4.5%	55,603	84	2.9%	5,932	10	3.5%	2,680	3	3.4%	385,419	572
WA	5.4%	66,400	93	4.9%	9,877	11	6.2%	4,753	6	4.3%	494,499	725
TAS	1.1%	14,025	19	1.4%	2,774	1	0.0%	0	0	0.7%	81,701	171
NT	0.4%	4,595	11	0.1%	119	1	0.0%	0	0	0.1%	15,999	41
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Mortgage Investments Return profile												
<5.00%	0.1%	873	2	0.0%	0	0	0.0%	0	0	0.0%	0	0
5.00% - 5.99%	0.1%	1,772	4	0.0%	0	0	0.0%	0	0	0.0%	0	0
6.00% - 6.99%	0.5%	6,480	14	3.9%	7,893	8	0.0%	0	0	5.4%	621,656	545
7.00% - 7.99%	11.0%	135,424	196	12.9%	26,018	39	8.5%	6,532	11	20.6%	2,354,121	3,036
8.00% - 8.99%	54.0%	665,120	716	40.6%	81,737	133	49.7%	38,153	62	43.3%	4,942,137	4,477
9.00% - 9.99%	29.3%	360,919	386	23.1%	46,471	43	34.3%	26,347	32	21.5%	2,452,693	1,497
10.00% - 10.99%	3.7%	46,193	54	9.7%	19,552	16	6.9%	5,302	15	7.9%	900,828	605
11.00 - 11.99%	1.3%	15,553	8	9.7%	19,567	8	0.6%	435	3	1.2%	133,072	303
> or = 12.00%	0.0%	103	3	0.0%	27	1	0.0%	33	1	0.1%	16,229	68
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531

	2 Year Investment Account %	$'000s	Number	4 Year Investment Account %	$'000s	Number	Select Investment Account %	$'000s	Number	Fund Total %	$'000s	Number
Authorised Investments												
Cash	2.5%	3,897	n/a	1.7%	16,623	n/a	0.0%	0	n/a	2.7%	397,869	n/a
Credit Assets - Warehouse / RMBS [18]	0.0%	0	n/a	46.9%	460,214	n/a	0.0%	0	n/a	3.4%	496,139	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	22.9%	224,988	n/a	0.0%	0	n/a	1.5%	224,988	n/a
Residential	44.6%	69,774	45	3.5%	33,925	22	18.4%	56,418	92	51.1%	7,551,361	6,794
Land - vacant	4.5%	6,965	8	0.8%	8,135	4	13.4%	41,062	80	7.5%	1,103,373	1,048
Commercial	19.9%	31,128	42	7.8%	76,277	52	2.8%	8,533	17	12.7%	1,885,085	2,089
Industrial	13.9%	21,766	26	10.8%	105,890	100	2.3%	6,909	11	9.4%	1,385,444	1,808
Rural	0.0%	0	0	0.2%	2,213	2	0.2%	482	2	0.2%	24,883	39
Development Finance	14.6%	22,874	12	5.3%	52,095	16	57.8%	176,723	162	11.5%	1,702,260	545
Total (excluding Special Mandates [19] & Subordinated Credit)	100.0%	156,403	133	100.0%	980,359	196	94.9%	290,128	364	99.9%	14,771,402	12,323
Special Mandates [19]		Not Applicable			Not Applicable		5.1%	15,717	9	0.1%	15,717	9
Mezzanine / Subordinated Credit		Not Applicable		0.0%	0	0		Not Applicable		0.0%	0	0
Total	100.0%	156,403	133	100.0%	980,359	196	100.0%	305,845	373	100.0%	14,787,120	12,332
Mortgage Investment Portfolio Profile							(Excludes Special Mandates[19])			(Excludes Special Mandates[19])		
Weighted Average LVR [20]	68.3%			69.6%			61.3%			67.8%		
Average Mortgage Investment		1,147			1,421			820			1,108	
Largest Mortgage Investment	2.6%	4,000		1.7%	16,234		3.0%	9,161		0.3%	48,543	
Top 10 largest Mortgage Investments in aggregate	19.9%	31,053		7.8%	76,817		17.6%	53,959		2.2%	321,576	
Largest Single Borrower or Group Borrower Exposure	3.2%	5,000		1.7%	16,234		3.0%	9,161		0.6%	84,951	
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	21.3%	33,254		8.1%	79,669		18.2%	55,561		3.7%	545,786	
Undrawn loan commitments	27.2%	42,525	6	1.4%	14,135	3	0.0%	0	0	16.1%	2,380,335	3,268
Pre-paid & capitalised interest loans	50.5%	78,936	44	8.4%	82,255	30	67.7%	206,943	239	28.3%	4,187,026	1,869
Mortgage Investments by State												
ACT	0.8%	1,157	1	0.9%	2,569	3	1.3%	3,824	5	1.0%	130,757	203
NSW	47.8%	72,869	51	35.1%	97,662	60	47.4%	137,404	143	43.8%	5,982,597	3,443
VIC	34.9%	53,234	45	32.3%	89,850	79	29.7%	86,191	133	31.1%	4,243,742	4,486
QLD	12.1%	18,458	19	15.9%	44,321	37	10.7%	30,938	36	15.1%	2,068,244	2,413
SA	0.8%	1,222	3	9.2%	25,572	10	2.7%	7,972	14	3.5%	484,401	680
WA	3.3%	5,033	11	6.7%	18,559	7	7.8%	22,620	30	4.6%	621,740	850
TAS	0.3%	385	2	0.0%	0	0	0.4%	1,180	3	0.7%	100,065	194
NT	0.1%	149	1	0.0%	0	0	0.0%	0	0	0.2%	20,861	54
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Mortgage Investments Return profile												
<5.00%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	873	2
5.00% - 5.99%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	1,772	4
6.00% - 6.99%	0.0%	0	0	0.0%	0	0	0.6%	1,724	1	4.7%	637,753	567
7.00% - 7.99%	12.1%	18,384	13	0.8%	2,322	4	0.0%	0	0	18.6%	2,542,801	3,266
8.00% - 8.99%	47.0%	71,670	57	12.6%	35,158	25	5.5%	15,953	24	42.8%	5,849,928	5,339
9.00% - 9.99%	26.1%	39,841	47	70.9%	197,420	153	43.7%	126,727	203	23.8%	3,250,419	2,079
10.00% - 10.99%	12.5%	19,009	10	14.9%	41,555	12	46.5%	134,771	125	8.5%	1,167,209	668
11.00 - 11.99%	2.4%	3,603	6	0.7%	2,078	2	3.7%	10,665	10	1.4%	184,972	324
> or = 12.00%	0.0%	0	0	0.0%	0	0	0.1%	288	1	0.1%	16,680	74
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 July 2026

La Trobe financial

	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		
Returns % p.a [16]	5.35%			5.45%			5.60%			6.75%		
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Loan Maturity Profile												
0 - 6 months	15.7%	194,021	77	29.6%	59,565	66	22.6%	17,327	43	22.0%	2,513,290	1,025
7 - 12 months	5.7%	70,574	49	12.2%	24,517	18	10.0%	7,647	10	12.7%	1,447,178	915
13 - 24 months	9.0%	111,175	114	11.5%	23,066	25	19.8%	15,209	15	9.7%	1,102,549	920
25 - 36 months	3.3%	40,667	11	1.7%	3,390	9	3.0%	2,300	7	2.4%	269,882	85
37 - 60 months	1.2%	14,692	13	0.2%	500	5	0.4%	288	6	2.3%	262,051	104
61+ months	65.0%	801,308	1,119	44.8%	90,227	125	44.3%	34,030	43	51.0%	5,825,785	7,482
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
LVR Profile [20]												
< 50%	1.6%	19,475	40	5.8%	11,626	16	0.8%	591	5	6.4%	729,085	1,198
50% - 59.99%	5.9%	73,006	48	4.7%	9,484	26	4.6%	3,496	23	10.7%	1,217,214	1,215
60% - 69.99%	15.7%	193,649	112	35.6%	71,714	60	41.1%	31,544	37	30.0%	3,420,854	2,741
70% - 79.99%	73.3%	903,292	1,112	36.3%	73,030	101	49.0%	37,598	53	40.2%	4,590,111	3,627
= 80%	3.5%	43,015	71	17.6%	35,411	45	4.7%	3,572	6	12.8%	1,463,471	1,750
> 80%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Rate Type												
Fixed Rate	10.6%	130,318	84	22.0%	44,260	44	14.1%	10,825	28	24.5%	2,800,788	1,462
Variable Rate	89.4%	1,102,120	1,299	78.0%	157,005	204	85.9%	65,976	96	75.5%	8,619,948	9,069
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Borrower Previous Credit Events [21]												
0	97.7%	1,203,770	1,342	97.9%	196,974	241	99.9%	76,699	121	96.4%	11,006,719	10,113
1	2.3%	27,996	40	2.1%	4,291	7	0.1%	102	3	3.4%	385,112	385
>=2	0.1%	672	1	0.0%	0	0	0.0%	0	0	0.3%	28,905	33
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Equifax Borrower Credit Score												
Excellent - (833 - 1200)	41.7%	513,428	688	40.0%	80,582	118	39.4%	30,286	56	51.1%	5,836,307	5,620
Very Good - (726 - 832)	37.8%	465,704	454	37.5%	75,530	83	46.0%	35,292	46	31.6%	3,614,356	3,041
Good - (622 - 725)	15.8%	194,877	172	16.9%	34,046	30	5.5%	4,220	13	12.0%	1,368,008	1,075
Average - (510 - 621)	3.9%	47,933	36	2.5%	5,034	7	8.9%	6,846	5	3.5%	396,349	370
Below Average - (0 - 509)	0.9%	10,496	33	3.0%	6,072	10	0.2%	157	4	1.8%	205,716	425
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
La Trobe Financial Borrower Credit Grade [22]												
A	97.2%	1,197,544	1,332	97.3%	195,875	239	99.9%	76,714	122	95.7%	10,932,656	10,047
B	1.9%	23,146	34	2.7%	5,389	9	0.1%	87	2	3.2%	364,873	338
C1	0.9%	11,122	13	0.0%	0	0	0.0%	0	0	0.9%	101,819	108
C2	0.1%	626	4	0.0%	0	0	0.0%	0	0	0.2%	18,658	29
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	2,730	9
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
La Trobe Financial Loan Quality [23]												
Super Prime	24.4%	301,167	384	27.5%	55,259	82	41.2%	31,651	55	28.6%	3,270,651	3,593
Prime	29.5%	363,061	441	39.8%	80,040	88	19.2%	14,726	33	32.6%	3,725,798	3,736
Near Prime (≤ 70% LVR)	8.9%	109,256	75	13.5%	27,205	31	15.4%	11,805	23	17.3%	1,972,763	1,380
Near Prime (>70% LVR)	33.8%	416,618	454	16.8%	33,729	42	16.7%	12,804	11	18.7%	2,138,111	1,575
Specialist	3.4%	42,336	29	2.5%	5,032	5	7.6%	5,815	2	2.7%	313,412	247
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531

	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 [16]	6.85%			8.25%			from 7.50% [17]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Loan Maturity Profile												
0 - 6 months	46.3%	70,539	39	21.0%	58,597	23	64.6%	187,466	225	22.7%	3,100,805	1,120
7 - 12 months	11.4%	17,447	14	12.5%	34,877	12	26.6%	77,236	94	12.3%	1,679,477	973
13 - 24 months	9.1%	13,878	14	13.7%	38,168	15	4.1%	11,988	36	9.6%	1,316,032	1,047
25 - 36 months	3.5%	5,409	5	0.8%	2,108	2	4.2%	12,272	5	2.5%	336,029	99
37 - 60 months	3.8%	5,806	5	1.3%	3,668	5	0.4%	1,165	4	2.1%	288,170	120
61+ months	25.9%	39,428	56	50.7%	141,116	139	0.0%	0	0	50.8%	6,931,894	8,964
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
LVR Profile [20]												
< 50%	3.7%	5,687	8	0.5%	1,415	4	11.0%	31,835	47	5.9%	799,714	1,269
50% - 59.99%	9.1%	13,907	10	7.4%	20,510	9	16.7%	48,394	59	10.2%	1,386,012	1,264
60% - 69.99%	27.7%	42,215	27	32.3%	90,050	27	51.4%	149,202	150	29.3%	3,999,228	2,856
70% - 79.99%	58.0%	88,444	86	59.3%	165,305	155	20.9%	60,697	108	43.4%	5,918,478	5,060
= 80%	1.5%	2,254	2	0.4%	1,252	1	0.0%	0	0	11.3%	1,548,975	1,874
> 80%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Rate Type												
Fixed Rate	37.7%	57,428	34	20.4%	56,817	23	74.1%	215,057	221	24.3%	3,315,492	1,549
Variable Rate	62.3%	95,079	99	79.6%	221,717	173	25.9%	75,071	143	75.7%	10,336,915	10,774
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Borrower Previous Credit Events [21]												
0	96.8%	147,679	130	95.6%	266,237	185	95.9%	278,124	352	96.5%	13,176,200	11,847
1	3.2%	4,827	3	4.4%	12,296	11	4.1%	12,004	12	3.3%	446,629	442
>=2	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.2%	29,578	34
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Equifax Borrower Credit Score												
Excellent - (833 - 1200)	58.4%	89,134	76	44.5%	123,973	95	50.8%	147,243	183	50.0%	6,820,952	6,527
Very Good - (726 - 832)	28.4%	43,327	36	35.4%	98,636	65	35.2%	101,992	124	32.5%	4,434,837	3,611
Good - (622 - 725)	6.8%	10,400	12	9.8%	27,306	22	12.6%	36,560	42	12.3%	1,675,417	1,281
Average - (510 - 621)	3.1%	4,773	3	9.2%	25,526	12	1.0%	2,932	9	3.6%	489,394	425
Below Average - (0 - 509)	3.2%	4,872	6	1.1%	3,093	2	0.5%	1,401	6	1.7%	231,806	479
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
La Trobe Financial Borrower Credit Grade [22]												
A	95.0%	144,860	127	97.2%	270,842	186	97.1%	281,822	348	96.0%	13,100,313	11,767
B	5.0%	7,646	6	2.2%	6,230	8	2.7%	7,710	14	3.0%	415,081	391
C1	0.0%	0	0	0.0%	0	0	0.2%	596	2	0.8%	113,537	121
C2	0.0%	0	0	0.2%	475	1	0.0%	0	0	0.1%	19,759	34
C3	0.0%	0	0	0.4%	986	1	0.0%	0	0	0.0%	3,717	10
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
La Trobe Financial Loan Quality [23]												
Super Prime	47.5%	72,447	61	18.1%	50,507	24	49.7%	144,093	151	28.8%	3,925,774	4,062
Prime	28.9%	44,048	40	19.9%	55,328	34	35.6%	103,235	146	32.1%	4,386,236	4,284
Near Prime (≤ 70% LVR)	10.3%	15,652	13	8.4%	23,346	15	13.5%	39,211	58	16.1%	2,199,238	1,484
Near Prime (>70% LVR)	11.9%	18,202	17	44.6%	124,295	113	0.7%	2,002	4	20.1%	2,745,762	2,203
Specialist	1.4%	2,157	2	9.0%	25,057	10	0.5%	1,588	5	2.9%	395,397	290
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 July 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		
Returns % p.a [16]	5.35%			5.45%			5.60%			6.75%		
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Debt to Income Ratio												
<= 4x	45.7%	563,831	611	61.0%	122,726	135	44.3%	34,009	70	54.0%	6,163,171	4,626
>4x <=6x	35.3%	434,906	504	21.3%	42,839	52	35.8%	27,511	29	27.9%	3,188,082	3,071
>6x <=7x	8.9%	109,991	142	7.9%	15,878	27	7.7%	5,898	13	7.4%	840,016	1,125
>7x	10.0%	123,709	126	9.8%	19,822	34	12.2%	9,384	12	10.8%	1,229,467	1,709
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Borrower Type												
Individual	12.3%	152,045	255	21.4%	43,119	52	8.3%	6,346	13	25.9%	2,962,267	3,035
Trust	33.2%	408,736	349	27.7%	55,767	70	40.1%	30,762	45	29.8%	3,407,707	2,005
Company	28.3%	348,266	225	34.8%	69,984	62	37.3%	28,653	41	31.9%	3,644,072	1,985
SMSF	26.2%	323,391	554	16.1%	32,394	64	14.4%	11,040	25	12.3%	1,406,690	3,506
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Investment Amount												
<=50,000	0.1%	1,113	59	0.1%	149	10	1.9%	1,461	33	0.1%	7,228	436
>50,000 <=100,000	0.1%	1,816	27	1.7%	3,501	37	2.4%	1,876	32	0.2%	19,470	254
>100,000 <=250,000	2.9%	35,799	178	3.2%	6,386	48	2.2%	1,689	10	2.1%	243,587	1,356
>250,000 <=500,000	12.9%	159,178	427	9.5%	19,214	51	6.2%	4,728	13	11.0%	1,256,771	3,318
>500,000 <=1,000,000	23.6%	291,141	419	16.8%	33,761	46	8.4%	6,471	9	13.9%	1,592,519	2,345
>1,000,000 <=5,000,000	35.4%	436,127	249	45.1%	90,686	50	78.9%	60,576	27	49.8%	5,690,781	2,517
>5,000,000	24.9%	307,264	24	23.6%	47,568	6	0.0%	0	0	22.9%	2,610,379	305
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Loan Vintage by Year [24]												
2026	30.9%	380,720	393	6.6%	13,367	30	14.2%	10,931	17	35.4%	4,041,433	3658
2025	38.9%	479,630	430	34.5%	69,355	68	37.4%	28,725	48	36.7%	4,189,882	3,165
2024	16.2%	199,703	256	27.8%	55,916	44	10.1%	7,792	11	12.6%	1,437,915	1,070
2023	7.2%	88,915	149	20.2%	40,640	61	8.2%	6,335	11	7.1%	806,852	659
2022	5.0%	61,446	95	5.3%	10,682	20	20.3%	15,573	16	3.6%	413,878	439
2021	0.8%	10,012	23	2.8%	5,592	11	3.6%	2,756	8	1.7%	193,657	335
Before 2021	1.0%	12,012	37	2.8%	5,713	14	6.1%	4,689	13	3.0%	337,119	1,205
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Seasoning [25]												
0 - 6 months	31.8%	391,449	404	10.2%	20,463	35	15.7%	12,029	20	37.8%	4,318,494	3,750
7 - 12 months	31.5%	388,667	289	29.3%	59,014	57	30.7%	23,607	41	25.9%	2,963,588	2,232
13 - 24 months	15.4%	190,253	279	24.6%	49,460	44	13.9%	10,684	16	19.1%	2,182,889	1,616
25 - 36 months	11.6%	143,449	194	15.6%	31,301	29	6.4%	4,929	6	7.3%	838,340	755
37 - 60 months	8.5%	104,885	175	18.2%	36,679	72	29.5%	22,693	27	6.9%	787,167	885
61+ months	1.1%	13,734	42	2.2%	4,347	11	3.7%	2,859	14	2.9%	330,258	1,293
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Security Location (QBE LMI) [26]												
Metro	85.7%	1,056,727	1,139	75.4%	151,808	206	94.0%	72,161	108	91.5%	10,445,803	8,427
Regional	10.4%	127,948	192	9.8%	19,731	24	5.7%	4,380	11	7.2%	817,448	1,620
Other	3.9%	47,762	52	14.8%	29,726	18	0.3%	260	5	1.4%	157,484	484
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531
Security Location (Standard & Poors) [27]												
Metro	84.7%	1,043,566	1,107	78.8%	158,613	203	94.1%	72,280	104	89.5%	10,220,938	8,407
Regional	15.3%	188,871	276	21.2%	42,652	45	5.9%	4,521	20	10.5%	1,199,798	2,124
Total	100.0%	1,232,437	1,383	100.0%	201,265	248	100.0%	76,801	124	100.0%	11,420,736	10,531

	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 [16]	6.85%			8.25%			from 7.50% [17]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Debt to Income Ratio												
<= 4x	58.7%	89,592	65	57.8%	160,972	101	85.2%	247,253	286	54.1%	7,381,553	5,376
>4x <=6x	12.9%	19,654	23	25.9%	72,070	68	5.7%	16,403	35	27.8%	3,801,465	3,725
>6x <=7x	12.6%	19,186	15	8.7%	24,198	10	0.8%	2,268	6	7.5%	1,017,436	1,311
>7x	15.8%	24,074	30	7.6%	21,294	17	8.3%	24,204	37	10.6%	1,451,953	1,911
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Borrower Type												
Individual	5.7%	8,640	9	10.7%	29,758	34	1.4%	4,097	14	23.5%	3,206,273	3,394
Trust	39.6%	60,363	41	46.6%	129,890	90	45.8%	132,744	161	31.0%	4,225,969	2,469
Company	39.6%	60,354	42	40.3%	112,194	59	52.6%	152,724	187	32.3%	4,416,247	2,257
SMSF	15.2%	23,149	41	2.4%	6,691	13	0.2%	563	2	13.2%	1,803,918	4,203
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Investment Amount												
<=50,000	0.0%	38	2	0.0%	85	6	0.2%	599	26	0.1%	10,674	432
>50,000 <=100,000	0.1%	98	1	0.3%	831	9	0.6%	1,801	25	0.2%	29,392	263
>100,000 <=250,000	1.7%	2,627	15	0.5%	1,426	9	3.8%	11,098	65	2.2%	302,612	1,557
>250,000 <=500,000	5.8%	8,803	24	3.2%	8,977	25	10.7%	31,085	82	10.9%	1,488,757	3,858
>500,000 <=1,000,000	16.1%	24,529	33	15.9%	44,294	58	20.2%	58,637	82	15.0%	2,051,352	2,897
>1,000,000 <=5,000,000	76.3%	116,411	58	55.5%	154,630	81	53.2%	154,295	79	49.1%	6,703,506	2,960
>5,000,000	0.0%	0	0	24.5%	68,290	8	11.2%	32,613	5	22.5%	3,066,113	356
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Loan Vintage by Year [24]												
2026	10.0%	15,268	10	11.4%	31,829	15	7.1%	20,526	55	33.1%	4,514,075	4041
2025	42.8%	65,213	40	36.7%	102,089	58	57.1%	165,523	183	37.4%	5,100,417	3,648
2024	14.3%	21,797	16	32.5%	90,513	69	22.5%	65,351	65	13.8%	1,878,987	1,428
2023	11.0%	16,767	17	12.3%	34,330	32	7.1%	20,484	25	7.4%	1,014,323	913
2022	15.4%	23,423	31	6.4%	17,919	20	2.1%	6,074	17	4.0%	548,995	621
2021	4.2%	6,465	13	0.7%	1,817	1	0.5%	1,452	3	1.6%	221,751	391
Before 2021	2.3%	3,573	6	0.0%	36	1	3.7%	10,718	16	2.7%	373,859	1,281
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Seasoning [25]												
0 - 6 months	11.0%	16,802	12	17.3%	48,130	18	14.3%	41,403	77	35.5%	4,848,771	4,141
7 - 12 months	35.2%	53,622	32	27.9%	77,756	33	33.5%	97,281	112	26.8%	3,663,535	2,541
13 - 24 months	22.7%	34,636	21	28.8%	80,231	73	40.5%	117,626	135	19.5%	2,665,778	2,012
25 - 36 months	7.3%	11,090	12	15.3%	42,734	40	7.3%	21,317	22	8.0%	1,093,160	1,025
37 - 60 months	22.5%	34,267	52	10.6%	29,647	31	3.6%	10,549	16	7.5%	1,025,889	1,238
61+ months	1.4%	2,089	4	0.0%	36	1	0.7%	1,951	2	2.6%	355,274	1,366
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Security Location (QBE LMI) [26]												
Metro	90.3%	137,684	112	83.8%	233,486	168	93.4%	270,931	312	90.6%	12,368,600	9,881
Regional	7.6%	11,640	16	11.2%	31,149	22	5.9%	16,973	44	7.5%	1,029,270	1,877
Other	2.1%	3,182	5	5.0%	13,899	6	0.8%	2,224	8	1.9%	254,537	565
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323
Security Location (Standard & Poors) [27]												
Metro	88.2%	134,474	113	85.7%	238,623	169	86.3%	250,290	292	88.8%	12,118,785	9,842
Regional	11.8%	18,032	20	14.3%	39,910	27	13.7%	39,838	72	11.2%	1,533,622	2,481
Total	100.0%	152,506	133	100.0%	278,534	196	100.0%	290,128	364	100.0%	13,652,407	12,323

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 July 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		
Returns % p.a [16]	5.35%			5.45%			5.60%			6.75%		
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Portfolio Allocation												
Cash	14.1%	194,801	n/a	7.0%	14,172	n/a	8.7%	10,127	n/a	1.4%	158,248	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	31.0%	35,925	n/a	0.0%	0	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a
Mortgage Investments	85.9%	1,190,887	1,331	93.0%	187,387	236	60.3%	69,810	120	98.6%	11,007,290	10,276
Total	100.0%	1,385,688	1,331	100.0%	201,558	236	100.0%	115,862	120	100.0%	11,165,538	10,276
Mortgage Investments performing but past due [28]												
31 - 60 days	0.3%	4,140	2	0.1%	300	3	0.1%	150	3	1.0%	113,700	33
61 - 90 days	0.0%	0	0	0.1%	300	1	0.0%	0	0	0.2%	24,867	15
> 90 days	1.5%	20,853	4	8.0%	17,217	5	0.0%	0	0	1.2%	144,444	58
Total	1.8%	24,993	6	8.3%	17,817	9	0.1%	150	3	2.4%	283,012	106
Loans in Default [29]												
31 - 60 days	0.6%	9,063	10	0.9%	2,008	1	0.0%	0	0	0.8%	87,073	58
61 - 90 days	0.3%	3,870	7	1.4%	2,946	4	2.2%	2,709	2	0.3%	40,127	29
> 90 days	1.6%	22,702	30	3.7%	7,970	6	3.5%	4,282	2	1.6%	181,191	133
MIP	0.4%	5,915	5	0.4%	953	1	0.0%	0	0	0.9%	105,054	35
Total	2.9%	41,551	52	6.4%	13,878	12	5.7%	6,991	4	3.6%	413,445	255
Total performing past due & loans in default	4.7%	66,544	58	14.7%	31,695	21	5.8%	7,141	7	6.0%	696,457	361
Fair Value of past due & loans in default held		96,035			50,599			10,175			1,217,411	
Total Performing Assets	97.1%	1,385,688		93.6%	201,558		94.3%	115,862		96.4%	11,165,538	
Default Asset Ratio	2.9%	41,551		6.4%	13,878		5.7%	6,991		3.6%	413,445	
Mortgage Investments in Hardship [30]	0.8%	9,899	11	1.1%	2,233	4	3.8%	2,889	1	0.5%	59,247	57

	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 [16]	6.85%			8.25%			from 7.50% [17]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Portfolio Allocation												
Cash	2.7%	3,897	n/a	1.7%	16,623	n/a	0.0%	0	n/a	2.8%	397,869	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	47.6%	460,214	n/a	0.0%	0	n/a	3.5%	496,139	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	23.3%	224,988	n/a	0.0%	0	n/a	1.6%	224,988	n/a
Mortgage Investments	97.3%	142,704	128	27.4%	265,511	185	100.0%	279,933	348	92.2%	13,143,522	11,982
Total	100.0%	146,601	128	100.0%	967,337	185	100.0%	279,933	348	100.0%	14,262,518	11,982
Mortgage Investments performing but past due [28]												
31 - 60 days	1.8%	2,761	1	0.0%	0	0	1.6%	4,780	7	0.9%	125,831	34
61 - 90 days	1.3%	2,017	1	0.0%	0	0	0.6%	1,958	3	0.2%	29,142	17
> 90 days	3.6%	5,646	4	0.7%	6,993	2	7.5%	22,957	21	1.5%	218,109	72
Total	6.7%	10,423	6	0.7%	6,993	2	9.7%	29,695	31	2.5%	373,082	123
Loans in Default [29]												
31 - 60 days	3.9%	6,083	3	0.2%	1,839	1	0.7%	2,095	6	0.7%	108,161	75
61 - 90 days	0.0%	0	0	0.3%	2,547	2	0.0%	0	0	0.4%	52,199	44
> 90 days	1.7%	2,670	1	0.8%	7,473	7	1.1%	3,315	6	1.6%	229,604	179
MIP	0.7%	1,050	1	0.1%	1,164	1	1.6%	4,785	4	0.8%	118,921	43
Total	6.3%	9,803	5	1.3%	13,022	11	3.3%	10,195	16	3.4%	508,885	341
Total performing past due & loans in default	12.9%	20,226	11	2.0%	20,015	13	13.7%	39,890	47	6.0%	881,967	464
Fair Value of past due & loans in default held		35,808			33,355			77,562			1,520,946	
Total Performing Assets	93.7%	146,601		98.7%	967,337		96.5%	279,933		96.6%	14,262,518	
Default Asset Ratio	6.3%	9,803		1.3%	13,022		3.5%	10,195		3.4%	508,885	
Mortgage Investments in Hardship [30]	0.0%	0	0	1.4%	3,879	3	0.1%	146	1	0.6%	78,293	76

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 July 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.

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.