

La Trobe Australian Credit Fund Investment Snapshot

As at 30 April 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: AU60LTC00028	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	4.90%	5.10%	5.30%	6.50%	6.60%	8.00%	From 7.25% 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 ② 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	0.33%	0.74%	0.46%	0.30%	0.36%	0.06%	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	\$ 1,413.3 Million	\$ 246.4 Million	\$ 118.7 Million	\$ 11,247.7 Million	\$ 153.4 Million	\$ 926.8 Million	\$ 336.3 Million	\$ 14,442.6 Million
Total Number of Mortgages ⁵	1,298	283	140	10,699	152	268	372	12,649
Total Mortgages	\$ 1,238.8 Million	\$ 228.2 Million	\$ 71.4 Million	\$ 11,069.4 Million	\$ 150.4 Million	\$ 313.2 Million	\$ 336.3 Million	\$ 13,407.8 Million
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.9%
Average Mortgage Investment	\$ 954,409	\$ 806,388	\$ 510,278	\$ 1,034,623	\$ 989,406	\$ 1,168,839	\$ 903,908	\$ 1,059,988
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	\$33,513,708 : 2.4%	\$10,820,384 : 4.4%	\$5,000,076 : 4.2%	\$27,139,947* : 0.2%	\$4,000,070 : 2.6%	\$13,570,830 : 1.5%	\$9,161,128 : 2.7%	\$33,513,708 : 0.2%
Top 10 Largest Mortgage Investments in Aggregate	\$219,898,705 : 15.6%	\$67,550,083 : 27.4%	\$29,855,772 : 25.1%	\$216,111,453 : 1.9%	\$28,671,372 : 18.7%	\$65,053,539 : 7.0%	\$57,150,417 : 17.0%	\$310,748,400 : 2.2%
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	\$60,548,968 : 4.3%	\$10,820,384 : 4.4%	\$5,000,076 : 4.2%	\$37,124,168 : 0.3%	\$4,000,070 : 2.6%	\$13,570,830 : 1.5%	\$9,161,128 : 2.7%	\$83,148,975 : 0.6%
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	\$241,253,674 : 17.1%	\$68,007,629 : 27.6%	\$29,955,772 : 25.2%	\$305,123,992 : 2.7%	\$28,671,372 : 18.7%	\$68,266,385 : 7.4%	\$60,463,968 : 18.0%	\$481,583,861 : 3.3%
Weighted Average LVR ⁶	71.6%	68.7%	70.3%	67.2%	69.2%	68.7%	60.1%	67.6% (Excludes Special Mandates)
Default loans > 30 days ^{7,8}	2.6%	3.9%	2.8%	3.6%	3.9%	2.2%	3.0% (Excludes Special Mandates)	3.4% (Excludes Special Mandates)
Number and value of default loans > 30 days	50 : \$37,083,342	9 : \$9,732,013	2 : \$3,380,926	247 : \$403,875,319	3 : \$5,988,191	16 : \$20,168,296	14 : \$9,756,370	329 : \$489,984,456
Payment in kind arrangements ⁹	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Pre-paid and capitalised interest loans	81 : \$296,625,571	96 : \$90,356,279	65 : \$32,239,646	1542 : \$3,053,915,570	60 : \$85,203,034	37 : \$65,942,073	218 : \$219,216,729	1732 : \$3,843,498,902
Undrawn loan commitments	206 : \$205,075,967	18 : \$3,400,365	5 : \$381,868	2,810 : \$2,077,393,343	8 : \$2,827,045	6 : \$11,822,625	0 : \$0	3,053 : \$2,300,901,213
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Investments > \$1M ¹⁰	284 : \$768,044,706	62 : \$153,034,532	21 : \$47,726,704	2,728 : \$7,801,637,365	58 : \$103,890,905	105 : \$221,499,119	101 : \$220,930,532	3,296 : \$9,447,951,964
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								
Rolling Returns % p.a. ¹²	1yr 4.58% 3yr 4.94% 5yr 3.78% 7yr 3.18%	1yr 4.84% 3yr 5.23% 5yr 4.26% 7yr n/a	1yr 5.07% 3yr 5.49% 5yr n/a 7yr n/a	1yr 6.34% 3yr 6.61% 5yr 5.84% 7yr 5.55%	1yr 6.45% 3yr 6.72% 5yr n/a 7yr n/a	1yr 8.00% 3yr 8.33% 5yr 7.37% 7yr 7.04%	1yr 8.85% 3yr 8.97% 5yr 8.39% 7yr 8.27%	
Rolling Benchmark Return Rate % p.a. ^{13,14}	4.35% 4.68% 3.51% 2.79%	4.87% 5.21% 4.03% n/a	5.40% 5.73% n/a n/a	5.35% 5.71% 4.50% 3.81%	5.50% 5.87% n/a n/a	6.93% 7.30% 6.07% 5.37%	n/a n/a n/a n/a	
Benchmark Outperformance	0.23% 0.25% 0.27% 0.40%	(0.03%) 0.03% 0.23% n/a	(0.32%) (0.24%) n/a n/a	1.00% 0.90% 1.34% 1.74%	0.95% 0.84% n/a n/a	1.06% 1.02% 1.30% 1.67%	n/a ¹⁴ n/a ¹⁴ n/a ¹⁴ n/a ¹⁴	
Annualised Asset Impairment (% of AUM)	0.07% 0.08% 0.07% 0.06%	0.00% 0.01% 0.00% n/a	0.00% 0.00% n/a n/a	0.04% 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 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 30 April 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 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 30 April 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. ¹⁶	4.90%			5.10%			5.30%			6.50%			6.60%			8.00%			from 7.00% ¹⁷					
Authorised Investments	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Cash	12.3%	174,523	n/a	7.4%	18,201	n/a	8.6%	10,196	n/a	1.6%	178,247	n/a	2.0%	3,001	n/a	1.9%	17,695	n/a	0.0%	0	n/a	2.8%	401,863	n/a
Credit Assets - Warehouse / RMBS ¹⁸	0.0%	0	n/a	0.0%	0	n/a	31.2%	37,095	n/a	0.0%	0	n/a	0.0%	0	n/a	42.4%	393,121	n/a	0.0%	0	n/a	3.0%	430,216	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	0.0%	0	n/a	21.9%	202,777	n/a	0.0%	0	n/a	1.4%	202,777	n/a
Residential	17.1%	241,238	183	45.6%	112,262	147	16.8%	19,917	49	62.3%	7,010,269	6,931	46.7%	71,671	53	4.9%	45,421	34	20.3%	68,265	92	52.5%	7,569,045	7,294
Land - vacant	9.6%	135,639	194	9.7%	23,913	27	9.6%	11,412	21	6.5%	734,792	609	9.7%	14,845	22	3.3%	30,483	49	16.0%	53,638	85	7.0%	1,004,724	914
Commercial	27.4%	386,775	493	11.9%	29,269	50	16.0%	18,942	36	11.2%	1,258,927	1,398	18.8%	28,832	42	9.3%	86,506	56	4.3%	14,351	22	12.6%	1,823,603	2,042
Industrial	25.0%	353,690	405	7.0%	17,305	33	13.2%	15,712	18	7.4%	830,102	1,225	10.4%	15,959	23	13.0%	120,463	119	2.9%	9,767	10	9.4%	1,362,998	1,805
Rural	0.1%	1,905	2	0.6%	1,526	1	0.0%	0	0	0.2%	20,059	34	0.0%	0	0	0.2%	2,213	2	0.1%	480	2	0.2%	26,183	39
Development Finance	8.5%	119,575	21	17.8%	43,931	25	4.6%	5,455	16	10.8%	1,215,280	502	12.4%	19,083	12	3.0%	28,163	8	51.8%	174,249	149	11.1%	1,605,735	543
Total (excluding Special Mandates ¹⁹ & Subordinated Credit)	100.0%	1,413,347	1,298	100.0%	246,409	283	100.0%	118,730	140	100.0%	11,247,676	10,699	100.0%	153,390	152	100.0%	926,842	268	95.4%	320,751	360	99.9%	14,427,144	12,637
Special Mandates ¹⁹		Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable		4.6%	15,503	12	0.1%	15,503	12
Mezzanine / Subordinated Credit		Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable		0.0%	0	0		Not Applicable		0.0%	0	0
Total	100.0%	1,413,347	1,298	100.0%	246,409	283	100.0%	118,730	140	100.0%	11,247,676	10,699	100.0%	153,390	152	100.0%	926,842	268	100.0%	336,254	372	100.0%	14,442,647	12,649
Mortgage Investment Portfolio Profile																			(Excludes Special Mandates ¹⁹)		(Excludes Special Mandates ¹⁹)			
Weighted Average LVR ²⁰	71.6%			68.7%			70.3%			67.2%			69.2%			68.7%			60.1%			67.6%		
Average Mortgage Investment		954			806			510			1,035			989			1,169			904			1,060	
Largest Mortgage Investment	2.4%	33,514		4.4%	10,820		4.2%	5,000		0.2%	27,140 ^A		2.6%	4,000		1.5%	13,571		2.7%	9,161		0.2%	33,514	
Top 10 largest Mortgage Investments in aggregate	15.6%	219,899		27.4%	67,550		25.1%	29,856		1.9%	216,111		18.7%	28,671		7.0%	65,054		17.0%	57,150		2.2%	310,748	
Largest Single Borrower or Group Borrower Exposure	4.3%	60,549		4.4%	10,820		4.2%	5,000		0.3%	37,124		2.6%	4,000		1.5%	13,571		2.7%	9,161		0.6%	83,149	
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	17.1%	241,254		27.6%	68,008		25.2%	29,956		2.7%	305,124		18.7%	28,671		7.4%	68,266		18.0%	60,464		3.3%	481,584	
Undrawn loan commitments	14.5%	205,076	206	1.4%	3,400	18	0.3%	382	5	18.5%	2,077,393	2,810	1.8%	2,827	8	1.3%	11,823	6	0.0%	0	0	15.9%	2,300,901	3,053
Pre-paid & capitalised interest loans	21.0%	296,626	81	36.7%	90,356	96	27.2%	32,240	65	27.2%	3,053,916	1,542	55.5%	85,203	60	7.1%	65,942	37	65.2%	219,217	218	26.6%	3,843,499	1,732
Mortgage Investments by State																								
ACT	0.5%	6,284	11	0.0%	0	0	0.0%	0	0	1.0%	113,337	199	2.4%	3,608	2	1.0%	3,131	4	1.5%	4,971	5	1.0%	131,331	216
NSW	41.0%	507,494	401	47.8%	108,988	106	45.0%	32,119	67	43.8%	4,848,164	2,934	43.6%	65,626	56	31.6%	99,092	75	47.6%	152,596	152	43.4%	5,814,078	3,499
VIC	30.9%	382,388	465	28.0%	63,983	92	24.3%	17,380	34	31.4%	3,477,159	3,793	34.5%	51,886	50	35.0%	109,489	112	30.1%	96,586	126	31.4%	4,198,870	4,506
QLD	16.2%	201,250	223	16.0%	36,418	63	22.8%	16,286	30	15.7%	1,736,976	2,298	13.9%	20,961	24	16.9%	52,798	48	9.6%	30,941	34	15.6%	2,095,630	2,663
SA	4.6%	57,316	88	2.3%	5,158	9	2.4%	1,694	2	3.3%	361,584	542	1.5%	2,254	4	9.4%	29,303	17	4.9%	15,716	19	3.5%	473,023	664
WA	5.4%	66,348	82	4.7%	10,778	11	4.6%	3,278	6	3.9%	432,738	714	3.4%	5,108	12	5.8%	18,217	10	6.0%	19,234	22	4.1%	555,700	833
TAS	1.1%	13,248	17	1.2%	2,763	1	1.0%	682	1	0.7%	81,465	174	0.5%	798	3	0.4%	1,220	2	0.2%	707	2	0.8%	100,883	198
NT	0.4%	4,496	11	0.1%	120	1	0.0%	0	0	0.2%	18,006	45	0.1%	149	1	0.0%	0	0	0.0%	0	0	0.2%	22,772	58
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637
Mortgage Investments Return profile																								
<5.00%	0.0%	590	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%	854	2
5.00% - 5.99%	0.1%	1,604	3	0.0%	0	0	0.0%	0	0	0.0%	3,857	7	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	5,461	10
6.00% - 6.99%	1.4%	16,822	30	5.2%	11,932	13	0.0%	0	0	10.7%	1,183,728	1,460	0.0%	0	0	0.4%	1,167	2	1.1%	3,551	1	9.1%	1,217,200	1,505
7.00% - 7.99%	10.0%	124,018	187	17.1%	39,109	57	10.0%	7,129	14	22.2%	2,453,535	3,165	9.5%	14,234	15	2.1%	6,444	7	0.0%	30	1	19.7%	2,644,499	3,427
8.00% - 8.99%	70.6%	874,163	873	48.5%	110,651	167	59.0%	42,147	83	43.7%	4,836,353	4,012	64.9%	97,581	100	63.3%	198,380	193	7.0%	22,604	36	46.2%	6,181,879	5,297
9.00% - 9.99%	13.6%	168,161	173	9.7%	22,198	19	24.4%	17,428	26	14.1%	1,555,557	1,075	16.6%	24,902	26	26.1%	81,622	56	42.1%	135,010	168	15.0%	2,004,878	1,340
10.00% - 10.99%	2.7%	33,402	25	11.5%	26,303	20	6.1%	4,369	14	8.4%	924,504	694	8.0%	12,028	8	8.1%	25,392	8	46.5%	149,160	143	8.8%	1,175,158	749
11.00 - 11.99%	1.6%	20,033	5	7.8%	17,724	5	0.5%	333	2	0.9%	97,971	236	1.1%	1,644	3	0.1%	244	2	3.0%	9,765	9	1.1%	147,714	252
> or = 12.00%	0.0%	31	1	0.0%	28	1	0.0%	33	1	0.1%	13,923	50	0.0%	0	0	0.0%	0	0	0.2%	631	2	0.1%	14,646	55
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 April 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 ¹⁶	4.90%			5.10%			5.30%			6.50%			6.60%			8.00%			from 7.00% ¹⁷								
Loan Maturity Profile	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
0 - 6 months	9.4%	116,873	39	26.0%	59,358	55	13.4%	9,580	35	18.8%	2,077,035	876	39.7%	59,708	42	11.3%	35,269	25	66.4%	212,958	224	19.2%	2,570,782	1,008			
7 - 12 months	17.1%	211,322	64	22.0%	50,175	55	21.5%	15,361	30	12.7%	1,400,909	793	22.9%	34,373	26	13.1%	41,056	22	22.6%	72,633	86	13.6%	1,825,829	923			
13 - 24 months	14.6%	181,480	172	10.4%	23,675	29	15.6%	11,153	15	8.0%	885,574	720	6.6%	9,857	16	15.6%	48,959	38	6.4%	20,593	37	8.8%	1,181,290	954			
25 - 36 months	0.8%	9,779	5	1.4%	3,221	9	0.5%	378	7	2.4%	265,435	87	1.0%	1,439	3	0.0%	0	0	4.0%	12,763	6	2.2%	293,016	99			
37 - 60 months	1.2%	15,003	15	0.5%	1,207	9	0.6%	440	9	2.5%	281,838	111	2.3%	3,473	6	2.1%	6,455	5	0.6%	1,804	7	2.3%	310,218	131			
61+ months	56.9%	704,367	1,003	39.7%	90,572	126	48.3%	34,528	44	55.6%	6,158,638	8,112	27.6%	41,539	59	57.9%	181,509	178	0.0%	0	0	53.8%	7,211,154	9,522			
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637			
LVR Profile ²⁰																											
< 50%	0.9%	10,780	28	8.5%	19,446	21	0.9%	654	6	6.3%	700,927	1,206	3.8%	5,730	7	4.4%	13,831	3	13.6%	43,753	56	5.9%	795,122	1,275			
50% - 59.99%	6.4%	78,874	30	3.2%	7,205	24	4.2%	3,005	20	11.7%	1,292,913	1,299	7.8%	11,774	10	7.8%	24,446	9	20.7%	66,258	75	11.1%	1,484,476	1,350			
60% - 69.99%	15.7%	194,303	70	30.7%	70,097	65	33.3%	23,759	42	30.7%	3,396,492	2,910	22.9%	34,369	29	13.7%	42,937	21	46.8%	150,222	144	29.2%	3,912,180	3,040			
70% - 79.99%	73.7%	913,350	1,099	40.1%	91,605	122	56.6%	40,418	66	37.9%	4,196,350	3,455	63.6%	95,882	103	73.1%	228,958	231	18.9%	60,517	85	42.0%	5,626,880	5,009			
= 80%	3.4%	41,515	71	17.5%	39,855	51	5.0%	3,602	6	13.4%	1,482,748	1,829	1.9%	2,835	3	1.0%	3,077	4	0.0%	0	0	11.8%	1,573,632	1,963			
> 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			
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637			
Rate Type																											
Fixed Rate	12.1%	149,434	58	24.2%	55,229	61	16.6%	11,824	35	22.1%	2,440,864	1,291	37.6%	56,549	44	15.3%	48,016	31	71.3%	228,793	225	22.3%	2,990,711	1,443			
Variable Rate	87.9%	1,089,389	1,240	75.8%	172,979	222	83.4%	59,614	105	77.9%	8,628,565	9,408	62.4%	93,840	108	84.7%	265,233	237	28.7%	91,957	135	77.7%	10,401,578	11,194			
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637			
Borrower Previous Credit Events ²¹																											
0	97.4%	1,206,076	1,254	98.0%	223,642	275	98.8%	70,576	136	96.2%	10,647,720	10,235	97.8%	147,082	149	95.8%	300,137	256	96.0%	307,792	350	96.3%	12,903,025	12,107			
1	2.6%	32,074	43	1.8%	4,127	7	1.2%	863	4	3.5%	385,631	420	2.2%	3,308	3	4.2%	13,111	12	4.0%	12,958	10	3.4%	452,073	484			
>=2	0.1%	673	1	0.2%	439	1	0.0%	0	0	0.3%	36,078	44	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.3%	37,190	46			
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637			
Equifax Borrower Credit Score																											
Excellent - (833 - 1200)	38.8%	480,563	637	40.7%	92,812	140	45.6%	32,596	65	51.9%	5,746,398	5,740	57.3%	86,205	88	48.5%	151,789	130	55.7%	178,658	190	50.5%	6,769,021	6,699			
Very Good - (726 - 832)	42.3%	523,580	437	37.9%	86,458	95	39.8%	28,442	50	31.0%	3,427,810	3,029	27.3%	41,086	38	32.6%	102,198	94	31.2%	100,221	115	32.2%	4,309,795	3,676			
Good - (622 - 725)	13.5%	167,217	165	16.1%	36,796	29	5.8%	4,161	15	11.9%	1,313,152	1,086	5.8%	8,771	13	11.1%	34,744	30	11.6%	37,297	43	12.0%	1,602,138	1,309			
Average - (510 - 621)	4.6%	57,527	30	2.5%	5,670	8	8.5%	6,088	6	3.3%	365,101	376	6.3%	9,549	7	6.8%	21,419	12	1.0%	3,166	5	3.5%	468,520	433			
Below Average - (0 - 509)	0.8%	9,935	29	2.8%	6,472	11	0.2%	152	4	2.0%	216,968	468	3.2%	4,779	6	1.0%	3,099	2	0.4%	1,408	7	1.8%	242,814	520			
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637			
La Trobe Financial Borrower Credit Grade ²²																											
A	96.9%	1,200,942	1,244	96.8%	220,926	273	98.9%	70,626	137	95.3%	10,551,546	10,160	94.8%	142,557	144	95.9%	300,264	254	97.4%	312,479	347	95.6%	12,799,342	12,013			
B	2.1%	25,817	36	3.0%	6,843	9	1.1%	813	3	3.6%	396,040	393	5.2%	7,832	8	3.3%	10,264	10	2.4%	7,675	11	3.4%	455,285	455			
C1	0.9%	11,433	14	0.2%	439	1	0.0%	0	0	0.9%	99,835	108	0.0%	0	0	0.4%	1,304	2	0.2%	596	2	0.8%	113,606	125			
C2	0.1%	632	4	0.0%	0	0	0.0%	0	0	0.2%	18,073	28	0.0%	0	0	0.1%	458	1	0.0%	0	0	0.1%	19,162	33			
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	3,936	10	0.0%	0	0	0.3%	958	1	0.0%	0	0	0.0%	4,894	11			
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637			
La Trobe Financial Loan Quality ²³																											
Super Prime	22.0%	272,943	311	24.9%	56,917	89	49.2%	35,128	62	27.8%	3,072,655	3,662	43.5%	65,367	66	13.9%	43,551	35	51.3%	164,430	148	27.7%	3,710,991	4,128			
Prime	31.0%	384,264	405	46.4%	105,815	113	16.1%	11,513	39	32.8%	3,630,836	3,804	33.9%	50,982	49	17.9%	56,144	51	31.7%	101,525	137	32.4%	4,341,078	4,403			
Near Prime (≤ 70% LVR)	7.6%	94,383	70	11.5%	26,358	31	8.2%	5,846	23	18.9%	2,094,473	1,492	8.9%	13,427	14	9.8%	30,842	19	16.3%	52,345	69	17.3%	2,317,673	1,613			
Near Prime (>70% LVR)	35.5%	439,340	483	14.5%	33,074	43	20.5%	14,626	14	17.8%	1,969,523	1,496	12.6%	18,958	21	49.3%	154,542	149	0.3%	1,066	2	19.6%	2,631,128	2,199			
Specialist	3.9%	47,893	29	2.6%	6,044	7	6.1%	4,327	2	2.7%	301,942	245	1.1%	1,656	2	9.0%	28,170	14	0.4%	1,385	4	2.9%	391,417	294			
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637			

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 April 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 ¹⁶	4.90%			5.10%			5.30%			6.50%			6.60%			8.00%			from 7.00% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Debt to Income Ratio																								
<= 4x	50.8%	629,232	567	64.6%	147,362	163	48.7%	34,784	82	49.8%	5,510,450	4,315	61.1%	91,886	81	48.5%	151,878	132	84.2%	270,150	274	51.0%	6,835,742	5,190
>4x <=6x	31.0%	383,895	488	18.1%	41,319	52	33.8%	24,135	30	29.9%	3,309,184	3,227	12.7%	19,026	24	33.1%	103,820	97	5.8%	18,704	39	29.1%	3,900,083	3,900
>6x <=7x	9.3%	115,052	134	7.4%	16,901	30	5.6%	4,027	14	8.4%	928,475	1,220	9.0%	13,494	14	9.0%	28,046	14	1.6%	5,205	10	8.3%	1,111,200	1,404
>7x	8.9%	110,644	109	9.9%	22,626	38	11.9%	8,492	14	11.9%	1,321,321	1,937	17.3%	25,985	33	9.4%	29,505	25	8.3%	26,691	37	11.5%	1,545,264	2,143
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637
Borrower Type																								
Individual	12.9%	160,353	281	20.9%	47,618	64	9.1%	6,501	15	26.2%	2,898,716	3,013	7.2%	10,793	12	14.5%	45,320	57	1.9%	6,149	18	23.7%	3,175,450	3,436
Trust	34.2%	423,458	323	26.9%	61,411	80	43.5%	31,069	54	28.8%	3,189,901	1,910	35.5%	53,411	45	44.8%	140,280	115	44.4%	142,392	156	30.2%	4,041,921	2,437
Company	30.4%	377,076	215	39.2%	89,515	77	31.8%	22,705	46	29.9%	3,308,987	1,813	41.6%	62,507	53	36.6%	114,500	72	53.5%	171,652	184	31.0%	4,146,943	2,169
SMSF	22.4%	277,936	479	13.0%	29,664	62	15.6%	11,164	25	15.1%	1,671,825	3,963	15.7%	23,679	42	4.2%	13,149	24	0.2%	559	2	15.1%	2,027,974	4,595
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637
Investment Amount																								
<=50,000	0.1%	641	41	0.0%	78	8	2.6%	1,856	39	0.1%	6,483	429	0.0%	33	1	0.0%	42	1	0.1%	409	21	0.1%	9,542	427
>50,000 <=100,000	0.1%	1,000	12	2.0%	4,649	48	3.2%	2,278	37	0.2%	21,559	278	0.0%	50	1	0.0%	0	0	0.5%	1,462	20	0.2%	30,998	280
>100,000 <=250,000	2.3%	27,900	140	3.0%	6,777	52	2.9%	2,086	13	2.3%	254,036	1,420	1.7%	2,561	15	1.2%	3,719	19	3.1%	9,890	56	2.3%	306,970	1,616
>250,000 <=500,000	12.2%	151,508	404	9.2%	20,923	56	7.3%	5,242	14	11.3%	1,248,077	3,297	8.3%	12,510	33	6.1%	19,111	51	9.7%	31,131	82	11.1%	1,488,503	3,871
>500,000 <=1,000,000	23.4%	289,730	417	18.7%	42,747	57	17.1%	12,250	16	15.7%	1,737,636	2,547	20.8%	31,345	44	22.0%	68,877	92	17.7%	56,928	80	16.7%	2,239,512	3,147
>1,000,000 <=5,000,000	37.8%	468,141	265	47.9%	109,270	57	59.8%	42,727	20	49.2%	5,450,461	2,456	69.1%	103,891	58	56.8%	177,901	100	56.1%	179,794	95	48.8%	6,532,183	2,971
>5,000,000	24.2%	299,904	19	19.2%	43,765	5	7.0%	5,000	1	21.2%	2,351,177	272	0.0%	0	0	13.9%	43,598	5	12.8%	41,137	6	20.8%	2,784,580	325
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637
Loan Vintage by Year ²⁴																								
2026	22.3%	276,415	262	2.6%	5,972	20	7.2%	5,131	19	19.9%	2,206,464	2,083	3.9%	5,927	10	6.5%	20,454	17	1.7%	5,579	10	18.9%	2,525,943	2,370
2025	46.9%	581,297	471	38.1%	86,866	99	44.9%	32,064	61	44.1%	4,886,782	4,078	39.6%	59,542	47	34.2%	107,034	96	52.0%	166,671	180	44.2%	5,920,256	4,716
2024	16.0%	198,492	251	31.0%	70,819	53	6.8%	4,863	11	17.0%	1,881,559	1,408	21.4%	32,119	23	33.0%	103,460	77	31.0%	99,425	94	17.9%	2,390,737	1,799
2023	7.0%	86,104	143	18.0%	41,149	63	8.2%	5,867	11	8.8%	977,694	800	11.1%	16,715	17	17.3%	54,119	42	7.1%	22,633	33	9.0%	1,204,282	1,062
2022	5.1%	63,213	102	4.7%	10,839	21	22.4%	15,973	17	4.4%	491,259	519	17.3%	26,040	36	7.9%	24,598	29	1.9%	6,118	18	4.8%	638,040	726
2021	1.4%	17,074	25	2.5%	5,606	11	3.9%	2,790	8	2.0%	225,355	399	4.3%	6,476	13	0.9%	2,708	3	2.1%	6,678	7	2.0%	266,687	461
Before 2021	1.3%	16,229	44	3.0%	6,957	16	6.7%	4,751	13	3.6%	400,316	1,412	2.4%	3,570	6	0.3%	876	4	4.3%	13,647	18	3.3%	446,345	1,503
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637
Seasoning ²⁵																								
0 - 6 months	46.4%	574,312	458	24.6%	56,067	65	29.3%	20,927	48	39.8%	4,407,882	3,810	22.3%	33,579	33	25.4%	79,708	44	13.8%	44,322	59	39.0%	5,216,797	4,340
7 - 12 months	20.9%	259,309	225	26.2%	59,727	64	20.7%	14,790	34	21.9%	2,424,048	1,997	20.4%	30,723	23	20.1%	63,045	66	35.9%	115,060	128	22.2%	2,966,702	2,338
13 - 24 months	15.8%	196,113	260	21.8%	49,744	41	9.5%	6,811	12	19.8%	2,195,652	1,685	25.4%	38,244	27	30.3%	94,831	83	37.5%	120,128	124	20.2%	2,701,524	2,094
25 - 36 months	8.5%	105,411	164	13.0%	29,694	45	4.8%	3,438	6	8.6%	946,722	787	8.4%	12,634	15	13.8%	43,357	36	8.8%	28,155	28	8.7%	1,169,411	1,045
37 - 60 months	7.0%	86,865	146	12.4%	28,239	56	32.4%	23,175	27	6.6%	725,169	1,000	22.0%	33,124	50	10.0%	31,433	35	2.7%	8,711	17	7.0%	936,715	1,320
61+ months	1.4%	16,813	45	2.1%	4,736	12	3.2%	2,298	13	3.3%	369,956	1,420	1.4%	2,085	4	0.3%	876	4	1.4%	4,375	4	3.0%	401,139	1,500
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637
Security Location (QBE LMI) ²⁶																								
Metro	84.0%	1,040,669	1,058	77.8%	177,586	240	91.2%	65,149	122	91.8%	10,158,956	8,680	88.4%	132,895	125	90.0%	281,935	231	93.6%	300,347	316	90.8%	12,157,536	10,253
Regional	11.5%	142,959	191	9.2%	21,060	25	4.4%	3,177	11	6.9%	762,720	1,552	9.4%	14,198	20	9.0%	28,152	32	5.7%	18,188	36	7.4%	990,454	1,833
Other	4.5%	55,196	49	13.0%	29,562	18	4.4%	3,113	7	1.3%	147,753	467	2.2%	3,297	7	1.0%	3,162	5	0.7%	2,216	8	1.8%	244,299	551
Total	100.0%	1,238,823	1,298	100.0%	228,208	283	100.0%	71,439	140	100.0%	11,069,429	10,699	100.0%	150,390	152	100.0%	313,249	268	100.0%	320,751	360	100.0%	13,392,288	12,637
Security Location (Standard & Poors) ²⁷																								
Metro	83.7%	1,036,613	1,039	81.4%	185,854	238	92.3%</																	

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 April 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 ¹⁶	4.90%			5.10%			5.30%			6.50%			6.60%			8.00%			from 7.00% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Portfolio Allocation																								
Cash	12.7%	174,523	n/a	7.7%	18,201	n/a	8.8%	10,196	n/a	1.6%	178,247	n/a	2.0%	3,001	n/a	2.0%	17,695	n/a	0.0%	0	n/a	2.9%	401,863	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	32.2%	37,095	n/a	0.0%	0	n/a	0.0%	0	n/a	43.4%	393,121	n/a	0.0%	0	n/a	3.1%	430,216	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	0.0%	0	n/a	22.4%	202,777	n/a	0.0%	0	n/a	1.5%	202,777	n/a
Mortgage Investments	87.3%	1,201,740	1,248	92.3%	218,476	274	59.0%	68,058	138	98.4%	10,665,554	10,452	98.0%	144,401	149	32.3%	293,080	252	100.0%	310,994	346	92.6%	12,902,304	12,308
Total	100.0%	1,376,263	1,248	100.0%	236,677	274	100.0%	115,349	138	100.0%	10,843,801	10,452	100.0%	147,402	149	100.0%	906,673	252	100.0%	310,994	346	100.0%	13,937,160	12,308
Mortgage Investments performing but past due ²⁸																								
31 - 60 days	0.1%	1,050	1	1.2%	2,928	2	0.0%	0	0	0.5%	60,771	22	3.3%	5,032	3	0.5%	4,993	1	4.6%	15,490	7	0.6%	90,264	28
61 - 90 days	0.9%	12,591	1	4.4%	10,820	1	0.0%	0	0	0.5%	53,697	14	2.6%	3,997	5	0.0%	0	0	2.1%	6,985	5	0.6%	88,091	20
> 90 days	0.6%	8,191	3	0.3%	746	1	0.0%	0	0	1.3%	143,091	52	1.3%	2,010	1	0.2%	2,009	2	2.9%	9,726	19	1.1%	165,772	62
Total	1.5%	21,833	5	5.9%	14,495	4	0.0%	0	0	2.3%	257,559	88	7.2%	11,039	9	0.8%	7,001	3	9.6%	32,201	31	2.4%	344,128	110
Loans in Default ²⁹																								
31 - 60 days	0.5%	7,137	15	1.1%	2,832	2	0.0%	0	0	0.5%	60,137	52	1.7%	2,670	1	0.6%	5,955	4	0.1%	296	2	0.5%	79,027	74
61 - 90 days	0.2%	2,381	4	0.6%	1,528	1	0.0%	0	0	0.4%	39,963	30	0.0%	0	0	0.3%	2,699	3	0.1%	455	1	0.3%	47,025	39
> 90 days	1.6%	22,486	27	1.5%	3,739	4	2.8%	3,381	2	1.5%	165,496	132	1.5%	2,268	1	0.7%	6,606	7	1.3%	4,527	7	1.4%	208,504	174
MIP	0.4%	5,080	4	0.7%	1,633	2	0.0%	0	0	1.2%	138,278	33	0.7%	1,050	1	0.5%	4,908	2	1.3%	4,478	4	1.1%	155,428	42
Total	2.6%	37,083	50	3.9%	9,732	9	2.8%	3,381	2	3.6%	403,875	247	3.9%	5,988	3	2.2%	20,168	16	2.9%	9,756	14	3.4%	489,984	329
Total performing past due & loans in default	4.2%	58,916	55	9.8%	24,227	13	2.8%	3,381	2	5.9%	661,434	335	11.1%	17,027	12	2.9%	27,169	19	13.1%	41,958	45	5.8%	834,112	439
Fair Value of past due & loans in default held		87,013			39,450			4,825			1,103,237			33,461			42,902			75,876			1,386,764	
Total Performing Assets	97.4%	1,376,263		96.1%	236,677		97.2%	115,349		96.4%	10,843,801		96.1%	147,402		97.8%	906,673		97.0%	310,994		96.6%	13,937,160	
Default Asset Ratio	2.6%	37,083		3.9%	9,732		2.8%	3,381		3.6%	403,875		3.9%	5,988		2.2%	20,168		3.0%	9,756		3.4%	489,984	
Mortgage Investments in Hardship ³⁰	0.6%	7,263	9	1.0%	2,247	2	2.7%	1,922	1	0.6%	66,646	59	0.8%	1,261	1	2.0%	6,180	6	0.2%	721	2	0.6%	86,240	79

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 30 April 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.