

La Trobe Private Credit Fund (ASX:LF1)

Monthly Fund Profile
31 October 2025

Investment Objective

LF1 aims to generate strong risk-adjusted returns for investors with cash distributions paid monthly (target: RBA Official Cash Rate + 3.25%¹ p.a. net of fees & costs). LF1 provides a defensive and diversified exposure to Australian real estate private credit and U.S. mid-market corporate private credit.

Investment Strategy

LF1 seeks to achieve its investment objective by investing in La Trobe Financial's two flagship strategies. This comprises an exposure to Australian real estate private credit through La Trobe Financial's award-winning[^] 12 Month Term Account, and an exposure to U.S. mid-market corporate private credit through its US Private Credit Fund developed and brought to market in partnership with Morgan Stanley.

LF1: Key Facts

Monthly LF1 Profile
31 October 2025

At 31 October 2025:

Unit Price (ASX)

\$1.99

NTA per Unit[†]

\$2.00

NTA

\$295m

Market Cap

\$294m

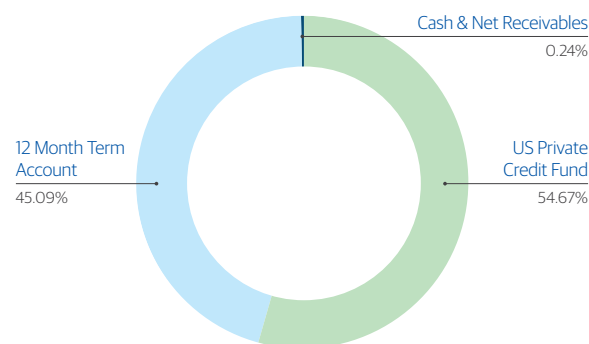
Annualised Distribution Yield³

6.89%

Key Terms

ASX Ticker Code	LF1
NTA Frequency	Monthly
Distribution Frequency	Monthly
Target Cash Distribution Yield	RBA Official Cash Rate + 3.25% ¹ p.a. (net of fees & costs)

LF1 Asset Allocation



Ratings²

BondAdviser

Approved

Zenith
INVESTMENT PARTNERS

Recommended

Lonsec

Investment Grade

Performance Snapshot: 31 October 2025⁵

	1 Month (%)	3 Month (%)	12 Month (%)	FY26 to Date Annualised (%)
Distribution Return p.a. ³	0.59	1.77	n/a	7.02
RBA Cash Rate	0.31	0.91	n/a	3.66
Spread to RBA	0.28	0.86	n/a	3.36

[†] The NTA per Unit is unaudited.

La Trobe Private Credit Fund (ASX:LF1)

Platform Availability

- BT Panorama
- Colonial First State (IDPS)
- Macquarie Wrap
- Mason Stevens (IDPS)
- DASH
- HUB24
- Netwealth
- Powerwrap

Fund Commentary

The La Trobe Private Credit Fund (ASX: LF1) continues to hold underlying Net Tangible Assets of \$2.00 per unit. Ratings agency, Lonsec, completed their annual review and confirmed their Investment Grade rating on the Fund.

Capital management programs remain in place to benefit LF1 investors over a sustained, long-term basis, including the ability for investors to participate in the quarterly off-market buy-back of up to 5% of units on issue each quarter, for the fund to effect an on-market buy back and for related entities of La Trobe Financial to buy units on market.

LF1 broadly maintained its allocation in both the La Trobe US Private Credit Fund (USPC) and the 12 Month Term Account (12MTA) from the prior month. The Fund announced a distribution of 1.17 cents per unit, and continues the track record of paying annualised distributions above the Target Distribution Yield of RBA Cash Rate + 3.25% p.a. The October cash distribution equates to an annualised distribution yield on NTA of 6.89% compared to the target annualised distribution yield of 6.85%.

12MTA continues hold high quality loans, and this month has increased the number of individual mortgages to 12,351 with an average loan size of \$885,832 and weighted average LVR of 66.3%. Residential exposure within the mortgage portfolio increased slightly to 63.5% and the fund reduced exposure to Vacant Land loans to 5.2%.

USPC continues to diversify the portfolio with 5 new loans added this month, bringing the total to 117. With higher volumes of quality loans available for investment, leverage in the portfolio has increased to 0.90x, although still below target of 1.0x which we expect to achieve in the coming months. USPC continues to have more than 99% exposure to first lien loans and a weighted LVR of 40.1%. The largest individual exposure in the USPC portfolio is now 3.3%, which should be naturally diluted by ongoing inflows into the portfolio.

12 Month Term Account

- ✓ Australia's best private credit fund[^]
- ✓ 100% return of investor capital, flawless liquidity history⁵
- ✓ Consistent outperformance vs benchmark since 2002 inception^{5,6}
- ✓ Sector leader for performance, longevity, transparency & liquidity



US Private Credit Fund

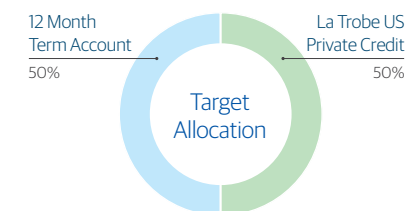
- ✓ Blue-chip product partner & adviser
- ✓ Investing in the rebuild of the U.S. Middle Market
- ✓ International diversification – 3rd largest economy
- ✓ Defensive exposure, resilient portfolio
- ✓ Deepest private credit market globally

LF1 Information

Inception Date	24 June 2025
Management Fee	Estimated management fees and costs of 1.93% p.a. of the LF1 NTA
Fund Currency	AUD
Manager	La Trobe Financial Services Pty Limited
Responsible Entity and Issuer	La Trobe Financial Asset Management Limited
Trust Name	La Trobe Private Credit Fund
Custodian	Perpetual Corporate Trust Limited
Unit Registry	Automic Pty Limited

Allocation Guidelines

Cash and Cash Equivalents	No limit
12 Month Term Account	20% - 100%
La Trobe US Private Credit Fund	0% - 80%



Monthly LF1 Performance – 2025⁵

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Distribution Yield (%) ³	n/a	n/a	n/a	n/a	n/a	n/a	0.61	0.60	0.57	0.59	-	-
Total Returns (%) ⁴	n/a	n/a	n/a	n/a	n/a	n/a	0.61	0.60	0.57	0.59	-	-
NTA per Unit (\$)	n/a	n/a	n/a	n/a	n/a	2.00	2.00	2.00	2.00	2.00	-	-
NTA (\$m)	n/a	n/a	n/a	n/a	n/a	300	300	300	295	295	-	-

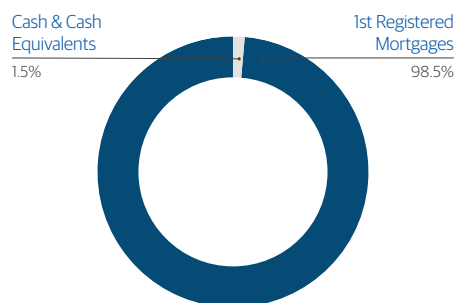
LF1 Underlying Portfolio: 12 Month Term Account^{7,8}

Monthly LF1 Profile

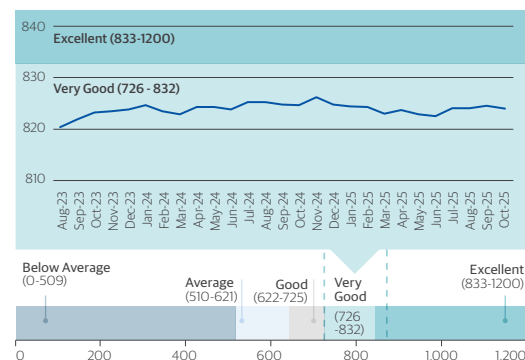
31 October 2025

Australia's most awarded and fastest growing retail credit fund, the 12 Month Term Account provides investors with an exposure to Australian Real Estate Private Credit. Its conservatively constructed portfolio is comprised of granular loans provided to high-quality borrowers secured by a first registered mortgage over real estate located across Australia. It boasts an impeccable performance track record for investors since its inception in 2002.

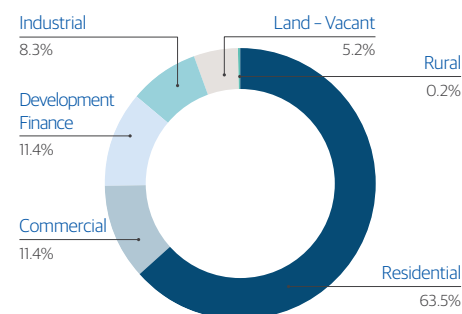
12MTA Asset Composition



Weighted Average Credit Score



1st Registered Mortgage Security Type



Composition of 12MTA Portfolio

AUM
\$11,103m

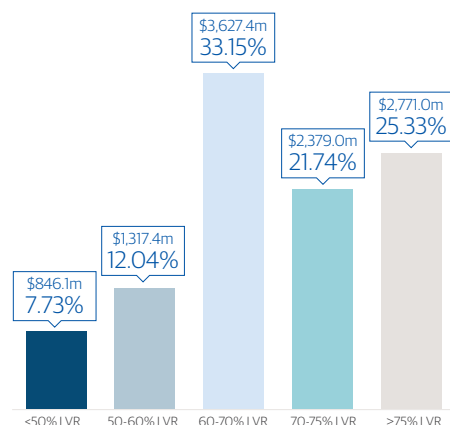
Number of Loans
12,351

Average Loan Size
\$885,832

1st Registered Mortgages
100%

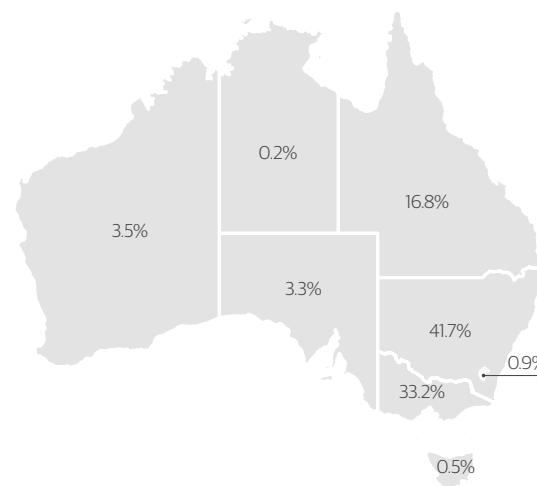
Weighted Average LVR
66.3%

Loan to Value Ratio⁹



Geographic Breakdown

12 Month Term Account		
Loan Portfolio	99%	\$10,941m
Fixed Rate Loans	18%	\$2,004m
Largest Loan	<0.25%	\$25m
Security Location: Metro ¹⁰	91%	\$9,965m



LF1 Underlying Portfolio: La Trobe US Private Credit Fund

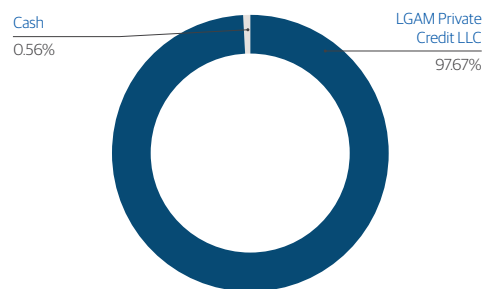
Monthly LF1 Profile

31 October 2025

Providing income-focussed investors an opportunity to participate in a generational investment thematic: the rebuild of the U.S. middle market. The U.S. Private Credit Fund provides a defensive exposure to U.S. mid-market corporate private credit. It invests into a diversified portfolio, managed by our program partners Morgan Stanley, and designed to perform throughout the cycle. Loans are provided to high-quality mid-market companies operating in non-cyclical sectors and which are owned by some of the world's largest private equity firms.

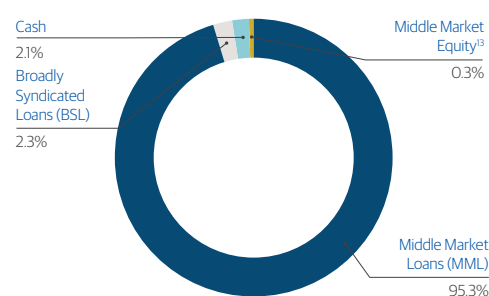
The data below represents the composition of the LGAM Private Credit Fund LLC portfolio (USPC LLC).

USPC Asset Allocation¹¹



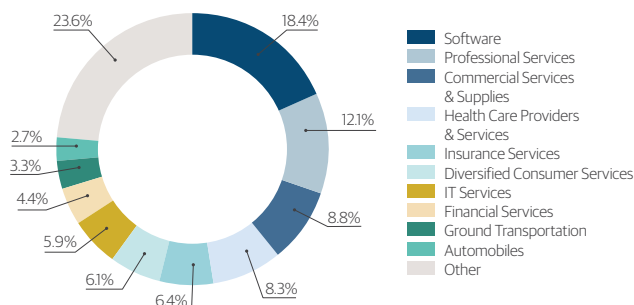
The holdings will not sum to 100% due to the currency derivative contracts in place to preserve investment capital.

USPC LLC: Asset Allocation¹²



As at 30 September 2025.

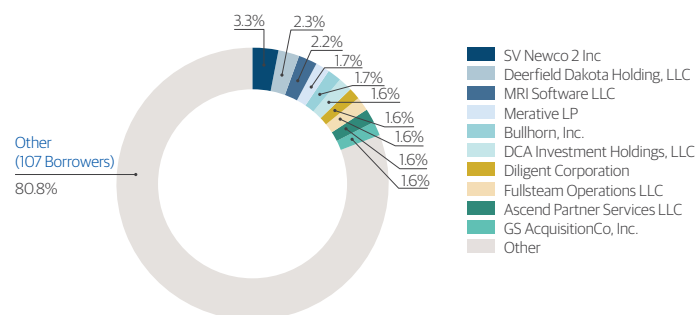
USPC LLC: Industry Allocation¹²



As at 30 September 2025.

96% borrowers in non-cyclical industries*

USPC LLC: Borrower Diversification¹²



As at 30 September 2025.

Composition of USPC LLC¹²

Assets Under Management
US\$294.07m*

Number of Industries
31

Number of Borrowers
117

Average Loan Size¹⁴
US\$3.8m

Floating Rate Loans
99.8%

First Lien Loans
99.1%

Weighted Average LVR
40.1%*

* As at 30 June 2025.

La Trobe Private Credit Fund (Fund)

^ For a list of awards and ratings please visit our website.

1. Net of fees, costs and taxes incurred by the Fund, paid monthly. The target cash distribution yield is calculated based on the RBA Official Cash Rate as at the last Business Day of each month. The target cash distribution yield is an objective target only and may not be achieved. Any shortfall in net income generated may result in a distribution payment made out of capital invested. Future returns are not guaranteed, and a loss of principal may occur. Investors should review the Risks summary set out in Section 8 of the PDS.
2. For all important information regarding BondAdviser Product Assessments please see the final page of the BondAdviser Fund Report or visit bondadviser.com.au. The Zenith Investment Partners (ABN 27 103 132 672, AFS Licence 226872) ("Zenith") rating (LF1 assigned 26 May 2025) referred to in this piece is limited to "General Advice" (s766B Corporations Act 2001) for Wholesale clients only. This advice has been prepared without taking into account the objectives, financial situation or needs of any individual, including target markets of financial products, where applicable, and is subject to change at any time without prior notice. It is not a specific recommendation to purchase, sell or hold the relevant product(s). Investors should seek independent financial advice before making an investment decision and should consider the appropriateness of this advice in light of their own objectives, financial situation and needs. Investors should obtain a copy of, and consider the PDS or offer document before making any decision and refer to the full Zenith Product Assessment available on the Zenith website. Past performance is not an indication of future performance. Zenith usually charges the product issuer, fund manager or related party to conduct Product Assessments. Full details regarding Zenith's methodology, ratings definitions and regulatory compliance are available on our Product Assessments and at Fund Research Regulatory Guidelines. The rating published on 06/2025 for (ASX: LF1 La Trobe Private Credit Fund) is issued by Lonsec Research Pty Ltd ABN 11 151 658 561 AFSL 421 445 (Lonsec Research). Ratings are general advice only and have been prepared without taking account of investors' objectives, financial situation or needs. Consider your personal circumstances, read the product disclosure statement and seek independent financial advice before investing. The rating is not a recommendation to purchase, sell or hold any product. Past performance information is not indicative of future performance. Ratings are subject to change without notice and Lonsec Research assumes no obligation to update. Lonsec Research uses objective criteria and receives a fee from the Fund Manager. Visit lonsec.com.au for ratings information and to access the full report. © 2025 Lonsec. All rights reserved.
3. The annualised distribution rate is calculated by dividing the declared distribution per unit at the end of the month by the end of month NTA per unit and annualising it over 365 days.
4. The total net return is calculated after fees and expenses, with reference to the NTA per unit, and assumes reinvestment of a Unit's distribution back into the Trust by enrolling in the Trust's Distribution Reinvestment Plan (DRP).
5. Past performance is not a reliable indicator of future performance.
6. The Benchmark for the 12 Month Term Account is the Bloomberg AusBond Bank Bill Index plus 1.50% p.a. Monthly returns for the 12 Month Term Account are annualised assuming all distributions are reinvested. The AusBond Bank Bill Index assumes monthly returns are reinvested each month.

7. All figures shown as percentages are based on dollar values and are reported on loan balances in the 12 Month Term Account of the La Trobe Australian Credit Fund ARSN 088 178 321. 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.
8. Figures shown are reported on loan balances in the 12 Month Term Account of 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.
9. 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.
10. Per QBE methodology as at 31 March 2018.
11. The holdings will not sum to 100% due to the currency derivative contracts in place to preserve investment capital.
12. As of 30 September 2025, based on fair market value. No guarantee can be given that the La Trobe US Private Credit Fund ARSN 677 174 382 will be able to identify similar or comparable investment opportunities, or have the same overall composition as shown above, in future periods. The Fund's portfolio composition is subject to change any time without notice as permitted by the Fund's offering and governing documents, as may be supplemented and amended. Figures shown are unaudited and are rounded and therefore totals may not sum.
13. From time to time the Underlying Fund is offered an immaterial equity investment as part of a first-lien loan provided to a portfolio company. Collectively, these equity holdings will only represent a modest proportion of the overall portfolio.
14. The Average Loan Size represents the aggregate par value (i.e. the committed loan amount, which includes both funded and unfunded commitments) of the portfolio divided by the number of borrowers.

Important Information

The offering of units (Units) by La Trobe US Private Credit Fund (Fund) is not an offering of interests in LGAM Private Credit LLC (Underlying Fund). Each investor in the Fund will only be an investor in the Fund and will have no direct interest in the Underlying Fund.

The Underlying Advisor is not responsible for the information in, or preparation of, this document or the activities of the Fund and therefore accepts no responsibility for any information contained in the materials. None of the Underlying Fund, the Underlying Advisor, the affiliates of the Underlying Advisor or any of their respective affiliates have made any representation or warranty, express or implied, with respect to the fairness, accuracy, reasonableness or completeness of any of the information contained herein, and each of them expressly disclaims any responsibility or liability therefor.

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to financially support the Underlying Fund and has no history of financially supporting any business development company on the MS Private Credit platform, even during periods of financial distress.

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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.

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More Information

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