

La Trobe Australian Credit Fund Investment Snapshot

As at 31 January 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 Term Account APIR: LTC0002AU ISIN: AU60LTC00026	2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570	4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016	Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024	Fund Total ARSN: 088 178 321
Returns % p.a. ¹	4.40%	4.60%	4.80%	6.00%	6.10%	7.50%	From 6.75% 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	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$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	Low	Low	Low - Medium	Low - Medium	Medium	Medium - 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%	1.80%*	1.85%	0.46%	1.55%	1.91%
Investor Reserve	0.29%	0.68%	0.38%	0.32%	0.31%	0.09%	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	\$ 1,414.8 Million	\$ 265.8 Million	\$ 141.6 Million	\$ 11,117.6 Million	\$ 147.8 Million	\$ 884.2 Million	\$ 329.8 Million	\$ 14,301.5 Million
Total Number of Mortgages ⁵	1,369	225	104	12,081	164	341	348	14,281
Total Mortgages	\$ 1,238.7 Million	\$ 244.1 Million	\$ 116.7 Million	\$ 10,956.6 Million	\$ 144.6 Million	\$ 358.4 Million	\$ 329.8 Million	\$ 13,388.9 Million
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.3%	99.9%
Average Mortgage Investment	\$ 904,821	\$ 1,084,946	\$ 1,122,370	\$906,925	\$ 881,720	\$ 1,050,973	\$947,805	\$937,534
Range of Mortgage Loans	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$25,000,000	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$31,915,000	\$10,000 : \$50,000,000
Largest Mortgage Investment: % of the portfolio	\$25,557,800 : 1.8%	\$10,316,325 : 3.9%	\$5,000,003 : 3.5%	\$26,303,970* : 0.2%	\$4,000,088 : 2.7%	\$10,320,290 : 1.2%	\$9,160,976 : 2.8%	\$26,303,970 : 0.2%
Top 10 Largest Mortgage Investments in Aggregate	\$182,481,623 : 12.9%	\$67,895,387 : 25.5%	\$37,234,670 : 26.3%	\$219,307,118 : 2.0%	\$27,709,320 : 18.8%	\$56,225,707 : 6.4%	\$61,842,449 : 18.7%	\$290,635,491 : 2.0%
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	\$45,976,122 : 3.2%	\$14,000,003 : 5.3%	\$7,000,003 : 4.9%	\$41,214,456 : 0.4%	\$4,000,088 : 2.7%	\$11,500,004 : 1.3%	\$9,160,976 : 2.9%	\$81,476,134 : 0.6%
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	\$195,331,786 : 13.8%	\$72,336,618 : 27.2%	\$39,234,670 : 27.7%	\$304,934,600 : 2.7%	\$27,709,320 : 18.8%	\$61,182,238 : 6.9%	\$62,702,782 : 20.0%	\$448,933,774 : 3.1%
Weighted Average LVR ⁶	71.6%	69.2%	71.3%	66.7%	68.2%	72.2%	60.4%	67.3% (Excludes Special Mandates)
Default loans > 30 days ^{7,8}	2.2%	4.5%	3.5%	3.3%	2.2%	1.9%	5.0% (Excludes Special Mandates)	3.2% (Excludes Special Mandates)
Number and value of default loans > 30 days	44 : \$31,440,638	9 : \$11,985,405	3 : \$4,885,154	242 : \$368,310,809	2 : \$3,318,382	11 : \$16,958,556	17 : \$15,613,997	314 : \$452,512,941
Payment in kind arrangements ⁹	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Pre-paid and capitalised interest loans	159 : \$334,509,576	55 : \$109,604,726	28 : \$53,970,810	1132 : \$2,525,739,763	66 : \$74,468,994	25 : \$58,771,534	196 : \$220,240,793	1432 : \$3,377,306,196
Undrawn loan commitments	205 : \$204,934,381	20 : \$5,899,502	9 : \$2,047,706	2,596 : \$1,932,245,414	10 : \$3,793,335	9 : \$14,791,946	0 : \$0	2,849 : \$2,163,712,283
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Investments > \$1M ¹⁰	272 : \$700,296,280	65 : \$163,520,047	48 : \$94,483,189	2,605 : \$7,380,569,180	51 : \$89,681,210	120 : \$239,468,793	95 : \$225,665,232	3,200 : \$8,987,714,838
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 4.62% 3yr 4.91% 5yr 3.59% 7yr 3.13%	1yr 4.91% 3yr 5.21% 5yr 4.12% 7yr n/a	1yr 5.16% 3yr 5.47% 5yr n/a 7yr n/a	1yr 6.43% 3yr 6.56% 5yr 5.73% 7yr 5.51%	1yr 6.54% 3yr 6.67% 5yr n/a 7yr n/a	1yr 8.13% 3yr 8.27% 5yr 7.25% 7yr 7.01%	1yr 8.94% 3yr 8.96% 5yr 8.33% 7yr 8.25%	
Rolling Benchmark Return Rate % p.a. ^{13,14}	4.37% 4.64% 3.31% 0.43%	4.89% 5.16% 3.82% n/a	5.42% 5.69% n/a n/a	5.45% 5.67% 4.30% 3.74%	5.61% 5.83% n/a n/a	7.04% 7.26% 5.87% 5.31%	n/a n/a n/a n/a	
Benchmark Outperformance	0.25% 0.27% 0.28% 0.43%	0.02% 0.05% 0.30% n/a	-0.26% -0.22% n/a n/a	0.98% 0.89% 1.43% 1.77%	0.93% 0.84% n/a n/a	1.09% 1.00% 1.38% 1.70%	n/a ¹⁴ n/a ¹⁴ n/a ¹⁴ n/a ¹⁴	
Annualised Asset Impairment (% of AUM)	0.13% 0.07% 0.07% 0.06%	0.04% 0.00% 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 31 January 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 Term 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 fulfil 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 Term Account the adjusted 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 Term Account and distributions of investment returns to Investors at the advertised rate of return for the 12 Month Term 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.

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 January 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 Term Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321					
Returns % p.a ¹⁶	4.40%			4.60%			4.80%			6.00%			6.10%			7.50%			from 6.75% ¹⁷								
Cash (Liquidity Ratio) Credit Assets First Mortgages Special Mandates																											
Authorised Investments	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number			
Cash	12.4%	176,085	n/a	8.2%	21,677	n/a	7.5%	10,653	n/a	1.4%	161,016	n/a	2.1%	3,163	n/a	0.9%	8,255	n/a	0.0%	0	n/a	2.7%	380,849	n/a			
Credit Assets - Warehouse / RMBS ¹⁸	0.0%	0	n/a	0.0%	0	n/a	10.0%	14,202	n/a	0.0%	0	n/a	0.0%	0	n/a	38.2%	337,338	n/a	0.0%	0	n/a	2.5%	351,540	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	20.4%	180,228	n/a	0.0%	0	n/a	1.3%	180,228	n/a			
Residential	22.2%	314,616	296	49.2%	130,843	134	35.1%	49,665	42	63.0%	7,008,835	8,377	45.5%	67,286	65	10.0%	88,543	83	21.9%	72,098	88	54.1%	7,731,886	8,986			
Land - vacant	9.6%	135,547	214	8.8%	23,305	19	6.8%	9,682	7	6.2%	686,316	616	8.7%	12,912	21	3.6%	31,506	60	16.9%	55,618	83	6.7%	954,886	945			
Commercial	22.7%	321,505	449	11.2%	29,826	35	18.8%	26,607	32	10.9%	1,210,345	1,368	19.3%	28,479	41	8.5%	74,929	56	4.6%	15,183	19	11.9%	1,706,873	1,984			
Industrial	24.0%	340,205	377	7.7%	20,358	29	16.2%	22,883	19	7.5%	837,809	1,219	12.5%	18,515	25	14.5%	128,459	126	2.9%	9,417	9	9.6%	1,377,646	1,792			
Rural	0.1%	1,446	3	0.6%	1,530	1	0.0%	0	0	0.2%	18,384	36	0.0%	0	0	0.3%	2,214	2	0.1%	480	2	0.2%	24,054	42			
Development Finance	8.9%	125,381	30	14.4%	38,252	7	5.6%	7,889	4	10.7%	1,194,867	465	11.8%	17,410	12	3.7%	32,731	14	48.9%	161,418	133	11.0%	1,577,948	518			
Total (excluding Special Mandates ¹⁹ & Subordinated Credit)	100.0%	1,414,785	1,369	100.0%	265,789	225	100.0%	141,582	104	100.0%	11,117,573	12,081	100.0%	147,765	164	100.0%	884,203	341	95.3%	314,213	334	99.9%	14,285,910	14,267			
Special Mandates ¹⁹	Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			4.7%			15,623			14		
Mezzanine / Subordinated Credit	Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable		
Total	100.0%	1,414,785	1,369	100.0%	265,789	225	100.0%	141,582	104	100.0%	11,117,573	12,081	100.0%	147,765	164	100.0%	884,203	341	100.0%	329,836	348	100.0%	14,301,533	14,281			
Mortgage Investment Portfolio Profile																			(Excludes Special Mandates ¹⁹)			(Excludes Special Mandates ¹⁹)					
Weighted Average LVR ²⁰	71.6%			69.2%			71.3%			66.7%			68.2%			72.2%			60.4%			67.3%					
Average Mortgage Investment		905			1,085			1,122			907			882			1,051			948			938				
Largest Mortgage Investment	1.8%	25,558		3.9%	10,316		3.5%	5,000		0.2%	26,304^		2.7%	4,000		1.2%	10,320		2.8%	9,161		0.2%	26,304				
Top 10 largest Mortgage Investments in aggregate	12.9%	182,482		25.5%	67,895		26.3%	37,235		2.0%	219,307		18.8%	27,709		6.4%	56,226		18.7%	61,842		2.0%	290,635				
Largest Single Borrower or Group Borrower Exposure	3.2%	45,976		5.3%	14,000		4.9%	7,000		0.4%	41,214		2.7%	4,000		1.3%	11,500		2.9%	9,161		0.6%	81,476				
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	13.8%	195,332		27.2%	72,337		27.7%	39,235		2.7%	304,935		18.8%	27,709		6.9%	61,182		20.0%	62,703		3.1%	448,934				
Undrawn loan commitments	14.5%	204,934	205	2.2%	5,900	20	1.4%	2,048	9	17.4%	1,932,245	2,596	2.6%	3,793	10	1.7%	14,792	9	0.0%	0	0	15.1%	2,163,712	2,849			
Pre-paid & capitalised interest loans	23.6%	334,510	159	41.2%	109,605	55	38.1%	53,971	28	22.7%	2,525,740	1,132	50.4%	74,469	66	6.6%	58,772	25	66.8%	220,241	196	23.6%	3,377,306	1,432			
Mortgage Investments by State																											
ACT	0.5%	5,935	10	0.0%	0	0	0.3%	374	1	1.1%	119,736	227	2.4%	3,455	2	1.0%	3,575	5	2.6%	8,157	5	1.1%	141,233	245			
NSW	40.8%	505,713	421	45.0%	109,846	59	47.6%	55,563	35	42.7%	4,680,788	3,116	41.9%	60,610	60	30.7%	110,190	94	47.8%	150,289	137	42.4%	5,672,999	3,764			
VIC	32.5%	402,815	492	29.8%	72,680	80	27.3%	31,844	31	31.6%	3,467,531	4,149	36.1%	52,208	57	37.6%	134,910	140	32.4%	101,860	126	31.9%	4,263,849	4,945			
QLD	15.6%	193,683	234	14.1%	34,344	55	21.6%	25,209	29	17.1%	1,874,000	3,087	13.4%	19,362	24	19.7%	70,546	63	5.6%	17,666	24	16.7%	2,234,811	3,495			
SA	4.8%	59,511	92	4.7%	11,430	14	1.5%	1,710	2	3.1%	336,173	559	1.0%	1,405	4	7.9%	28,213	23	6.0%	18,812	22	3.4%	457,255	697			
WA	4.5%	55,453	97	5.1%	12,467	14	1.7%	2,026	6	3.5%	382,608	727	3.2%	4,604	12	2.7%	9,709	14	5.3%	16,721	18	3.6%	483,587	872			
TAS	1.0%	12,180	15	1.3%	3,224	2	0.0%	0	0	0.7%	75,269	167	1.9%	2,809	4	0.2%	644	1	0.2%	707	2	0.7%	94,834	189			
NT	0.3%	3,411	8	0.0%	121	1	0.0%	0	0	0.2%	20,451	49	0.1%	150	1	0.2%	595	1	0.0%	0	0	0.2%	24,727	60			
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267			
Mortgage Investments Return profile																											
<5.00%	0.1%	847	2	0.0%	0	0	0.0%	0	0	0.0%	94	1	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	940	3			
5.00% - 5.99%	0.4%	4,569	4	0.9%	2,223	2	0.0%	0	0	0.8%	91,883	78	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.7%	98,675	84			
6.00% - 6.99%	5.0%	61,945	75	8.1%	19,721	25	5.1%	5,934	6	18.5%	2,028,925	3,378	0.0%	0	0	4.2%	14,881	21	1.1%	3,587	1	16.0%	2,134,993	3,505			
7.00% - 7.99%	35.2%	435,514	495	41.9%	102,347	114	32.9%	38,396	39	28.7%	3,149,481	4,111	27.2%	39,296	55	18.3%	65,568	78	0.3%	813	5	28.6%	3,831,414	4,878			
8.00% - 8.99%	49.5%	612,740	712	30.7%	75,051	70	50.8%	59,326	42	32.5%	3,556,038	2,358	51.1%	73,823	80	64.8%	232,277	216	13.0%	40,715	40	34.8%	4,649,970	3,477			
9.00% - 9.99%	5.7%	70,440	56	2.8%	6,715	4	5.1%	5,979	10	11.2%	1,230,210	1,322	14.9%	21,526	20	6.4%	22,859	17	39.7%	124,737	183	11.1%	1,482,465	1,428			
10.00% - 10.99%	3.2%	39,386	17	11.4%	27,712	8	6.0%	7,059	6	7.7%	846,266	672	6.9%	9,957	9	5.7%	20,595	7	44.1%	138,577	101	8.1%	1,089,553	718			
11.00 - 11.99%	1.0%	12,803	4	4.2%	10,316	1	0.0%	0	0	0.4%	42,022	121	0.0%	0	0	0.6%	2,202	2	1.8%	5,783	4	0.5%	73,127	128			
> or = 12.00%	0.0%	457	4	0.0%	28	1	0.0%	33	1	0.1%	11,638	40	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.1%	12,156	46			
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267			

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 January 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 Term Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a ¹⁶	4.40%			4.60%			4.80%			6.00%			6.10%			7.50%			from 6.75% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Loan Maturity Profile																								
0 - 6 months	9.3%	115,089	57	23.0%	56,222	23	20.8%	24,250	14	16.7%	1,831,984	742	29.4%	42,445	35	10.2%	36,663	19	60.7%	190,682	202	17.2%	2,297,335	894
7 - 12 months	19.6%	242,514	104	19.0%	46,450	32	16.6%	19,324	8	12.4%	1,358,246	710	22.7%	32,835	31	8.3%	29,685	13	24.9%	78,262	82	13.5%	1,807,317	883
13 - 24 months	13.3%	164,593	224	14.2%	34,669	28	12.1%	14,089	8	7.0%	766,419	630	12.8%	18,494	26	11.5%	41,167	59	9.8%	30,945	35	8.0%	1,070,375	972
25 - 36 months	0.7%	8,971	9	2.4%	5,876	6	0.8%	970	2	2.2%	237,064	80	2.5%	3,596	4	1.3%	4,820	1	4.1%	12,786	8	2.0%	274,083	101
37 - 60 months	1.4%	17,340	15	0.7%	1,737	2	0.4%	427	2	2.9%	316,204	111	3.1%	4,418	7	1.5%	5,457	4	0.5%	1,538	7	2.6%	347,121	139
61+ months	55.7%	690,193	960	40.6%	99,159	134	49.4%	57,668	70	58.8%	6,446,639	9,808	29.6%	42,814	61	67.1%	240,590	245	0.0%	0	0	56.7%	7,577,063	11,278
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
LVR Profile ²⁰																								
< 50%	2.1%	26,229	53	7.6%	18,568	15	0.4%	491	2	7.4%	815,130	1,552	6.1%	8,844	14	0.2%	667	2	13.6%	42,639	51	6.8%	912,569	1,648
50% - 59.99%	4.0%	49,029	34	4.8%	11,786	6	6.7%	7,797	7	11.3%	1,234,653	1,567	9.2%	13,334	13	4.9%	17,633	8	18.6%	58,535	67	10.4%	1,392,767	1,636
60% - 69.99%	16.9%	209,439	93	26.0%	63,504	32	23.2%	27,029	13	32.6%	3,576,968	3,474	20.0%	28,978	28	16.0%	57,187	31	53.2%	167,064	143	30.9%	4,130,169	3,658
70% - 79.99%	70.9%	878,218	1,097	43.5%	106,129	116	59.5%	69,482	68	36.2%	3,961,270	3,729	63.1%	91,233	106	69.9%	250,574	264	14.6%	45,971	72	40.4%	5,402,877	5,367
= 80%	6.1%	75,786	92	18.1%	44,126	56	10.2%	11,927	14	12.5%	1,368,535	1,759	1.5%	2,213	3	9.0%	32,320	36	0.0%	4	1	11.5%	1,534,911	1,958
> 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%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Rate Type																								
Fixed Rate	15.3%	189,207	124	22.8%	55,699	41	14.7%	17,193	12	19.5%	2,134,582	1,054	34.3%	49,581	48	11.7%	41,878	23	71.8%	225,582	206	20.3%	2,713,723	1,292
Variable Rate	84.7%	1,049,493	1,245	77.2%	188,414	184	85.3%	99,533	92	80.5%	8,821,975	11,027	65.7%	95,021	116	88.3%	316,504	318	28.2%	88,631	128	79.7%	10,659,570	12,975
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Borrower Previous Credit Events ²¹																								
0	97.4%	1,206,917	1,324	98.1%	239,539	218	98.1%	114,545	100	96.1%	10,528,424	11,577	97.1%	140,371	160	95.3%	341,588	324	96.1%	302,052	326	96.3%	12,873,435	13,685
1	2.4%	30,274	42	1.7%	4,150	6	1.9%	2,182	4	3.7%	401,577	455	2.8%	4,056	3	4.7%	16,794	17	3.9%	12,161	8	3.5%	471,195	528
>=2	0.1%	1,509	3	0.2%	424	1	0.0%	0	0	0.2%	26,556	49	0.1%	175	1	0.0%	0	0	0.0%	0	0	0.2%	28,664	54
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Equifax Borrower Credit Score																								
Excellent - (833 - 1200)	42.9%	531,880	698	40.8%	99,542	107	55.1%	64,262	57	51.5%	5,640,526	6,435	55.2%	79,844	93	48.4%	173,289	165	58.4%	183,609	182	50.6%	6,772,952	7,544
Very Good - (726 - 832)	40.5%	501,942	438	39.2%	95,652	79	34.6%	40,413	32	31.2%	3,414,641	3,431	29.3%	42,430	44	35.7%	127,853	121	29.9%	93,804	103	32.3%	4,316,734	4,137
Good - (622 - 725)	12.5%	155,206	161	16.0%	39,117	23	6.7%	7,855	8	11.7%	1,285,894	1,210	6.1%	8,812	15	10.4%	37,451	38	9.6%	30,284	37	11.7%	1,564,619	1,457
Average - (510 - 621)	3.1%	38,403	35	1.2%	3,003	5	3.5%	4,099	4	3.7%	404,377	456	6.1%	8,839	6	4.0%	14,274	13	1.7%	5,304	6	3.6%	478,299	518
Below Average - (0 - 509)	0.9%	11,269	37	2.8%	6,799	11	0.1%	97	3	1.9%	211,118	549	3.2%	4,677	6	1.5%	5,516	4	0.4%	1,213	6	1.8%	240,689	611
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
La Trobe Financial Borrower Credit Grade ²²																								
A	97.1%	1,202,216	1,314	97.0%	236,908	215	95.8%	111,812	98	95.0%	10,407,459	11,481	94.0%	135,935	155	96.0%	343,949	323	96.6%	303,482	322	95.3%	12,741,761	13,569
B	2.1%	26,189	38	2.8%	6,781	9	4.2%	4,915	6	3.8%	421,181	444	6.0%	8,667	9	3.2%	11,317	13	3.3%	10,281	11	3.7%	489,330	519
C1	0.7%	9,019	12	0.2%	424	1	0.0%	0	0	1.0%	106,611	116	0.0%	0	0	0.5%	1,714	3	0.1%	450	1	0.9%	118,218	132
C2	0.1%	1,276	5	0.0%	0	0	0.0%	0	0	0.1%	12,452	28	0.0%	0	0	0.1%	462	1	0.0%	0	0	0.1%	14,189	34
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.1%	8,854	12	0.0%	0	0	0.3%	940	1	0.0%	0	0	0.1%	9,795	13
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
La Trobe Financial Loan Quality ²³																								
Super Prime	23.9%	295,459	350	25.0%	60,938	57	43.6%	50,856	43	27.9%	3,052,992	4,655	42.1%	60,890	73	11.7%	41,887	33	48.1%	150,993	121	27.8%	3,714,016	5,192
Prime	31.5%	390,191	426	44.8%	109,334	94	22.9%	26,697	27	32.3%	3,533,940	3,990	32.6%	47,095	51	16.3%	58,315	63	34.5%	108,448	137	32.0%	4,274,020	4,649
Near Prime (≤ 70% LVR)	8.3%	102,280	64	12.6%	30,661	21	9.9%	11,608	11	19.5%	2,139,643	1,579	10.0%	14,396	17	10.4%	37,428	26	16.6%	52,179	69	17.9%	2,388,195	1,723
Near Prime (>70% LVR)	34.3%	424,299	499	15.9%	38,794	48	20.3%	23,692	21	17.4%	1,909,910	1,588	13.6%	19,690	21	54.6%	195,707	200	0.4%	1,208	3	19.5%	2,613,299	2,375
Specialist	2.1%	26,471	30	1.8%	4,386	5	3.3%	3,873	2	2.9%	320,072	269	1.8%	2,531	2	7.0%	25,045	19	0.4%	1,385	4	2.9%	383,764	328
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 January 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 Term Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a ¹⁶	4.40%			4.60%			4.80%			6.00%			6.10%			7.50%			from 6.75% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Debt to Income Ratio																								
<= 4x	54.2%	671,983	660	65.0%	158,744	118	52.0%	60,684	43	47.0%	5,151,909	4,394	59.0%	85,363	91	45.7%	163,712	154	83.7%	263,040	250	49.0%	6,555,436	5,447
>4x <=6x	30.7%	379,860	480	17.7%	43,274	50	29.9%	34,897	33	30.5%	3,341,644	3,677	13.5%	19,558	25	39.4%	141,116	140	6.3%	19,696	36	29.8%	3,980,045	4,403
>6x <=7x	6.6%	82,138	119	6.0%	14,680	22	2.5%	2,893	9	8.9%	978,524	1,540	10.6%	15,298	16	7.0%	25,172	21	2.1%	6,755	12	8.4%	1,125,461	1,726
>7x	8.5%	104,719	110	11.2%	27,415	35	15.6%	18,252	19	13.5%	1,484,480	2,470	16.9%	24,383	32	7.9%	28,382	26	7.9%	24,721	36	12.8%	1,712,352	2,691
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Borrower Type																								
Individual	16.0%	197,849	314	22.1%	53,905	64	10.4%	12,120	16	26.4%	2,895,960	3,297	9.2%	13,295	18	22.5%	80,672	104	1.9%	5,924	19	24.4%	3,259,725	3,819
Trust	36.1%	447,284	358	29.0%	70,671	47	47.7%	55,726	32	27.7%	3,034,331	1,817	36.0%	51,985	46	44.0%	157,822	132	46.2%	145,070	155	29.6%	3,962,890	2,426
Company	28.2%	349,510	268	36.8%	89,854	54	26.8%	31,338	21	27.9%	3,059,061	1,644	38.0%	54,904	57	28.6%	102,487	72	51.8%	162,852	159	28.8%	3,850,006	2,098
SMSF	19.7%	244,056	429	12.2%	29,683	60	15.0%	17,542	35	18.0%	1,967,204	5,323	16.9%	24,419	43	4.9%	17,401	33	0.1%	368	1	17.2%	2,300,673	5,924
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Investment Amount																								
<=50,000	0.0%	208	21	0.0%	25	6	0.1%	97	3	0.1%	7,575	472	0.0%	32	1	0.0%	48	1	0.2%	612	24	0.1%	8,597	485
>50,000 <=100,000	0.1%	942	12	0.1%	173	2	0.1%	146	2	0.3%	27,689	358	0.0%	51	1	0.0%	90	1	0.5%	1,493	20	0.2%	30,585	361
>100,000 <=250,000	2.2%	27,396	140	1.4%	3,317	18	2.0%	2,303	13	3.6%	397,854	2,161	2.7%	3,876	21	1.4%	4,888	26	3.2%	10,192	56	3.4%	449,825	2,366
>250,000 <=500,000	12.5%	155,210	416	9.4%	23,051	61	6.9%	8,004	22	13.5%	1,478,475	4,018	10.1%	14,568	40	7.2%	25,758	69	7.7%	24,182	64	12.9%	1,729,249	4,620
>500,000 <=1,000,000	28.6%	354,647	508	22.1%	54,027	73	10.0%	11,693	16	15.2%	1,664,395	2,467	25.2%	36,394	50	24.6%	88,130	124	16.6%	52,068	75	16.9%	2,261,354	3,235
>1,000,000 <=5,000,000	36.7%	454,106	253	44.8%	109,339	58	76.7%	89,483	47	46.5%	5,095,947	2,346	62.0%	89,681	51	56.9%	203,775	115	56.6%	177,752	88	46.5%	6,220,084	2,892
>5,000,000	19.9%	246,190	19	22.2%	54,181	7	4.3%	5,000	1	20.9%	2,284,622	259	0.0%	0	0	10.0%	35,693	5	15.2%	47,913	7	20.0%	2,673,600	308
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Loan Vintage by Year ²⁴																								
2026	4.7%	58,322	66	0.0%	0	0	0.0%	0	0	4.6%	509,203	454	0.4%	560	2	0.0%	0	0	0.0%	0	0	4.2%	568,085	522
2025	59.0%	730,567	668	40.6%	99,060	68	46.9%	54,741	27	48.6%	5,327,972	4,882	38.0%	54,923	58	36.6%	131,044	135	38.0%	119,337	132	48.7%	6,517,644	5,813
2024	19.0%	235,713	286	30.8%	75,098	47	6.1%	7,148	7	21.8%	2,388,677	1,990	22.2%	32,044	27	34.8%	124,634	105	42.2%	132,518	111	22.4%	2,995,833	2,462
2023	7.8%	97,088	155	17.7%	43,326	59	8.0%	9,299	9	10.8%	1,184,584	1,086	13.6%	19,625	19	18.0%	64,628	51	10.2%	32,130	43	10.8%	1,450,680	1,379
2022	5.3%	65,252	105	4.9%	12,064	22	28.4%	33,191	34	5.6%	617,583	789	18.1%	26,237	37	9.0%	32,145	37	2.4%	7,570	19	5.9%	794,042	1,025
2021	2.3%	28,420	29	2.9%	7,112	12	6.3%	7,297	13	2.9%	312,499	671	4.9%	7,100	14	0.9%	3,389	4	3.1%	9,833	11	2.8%	375,649	745
Before 2021	1.9%	23,338	60	3.1%	7,453	17	4.3%	5,051	14	5.6%	616,039	2,209	2.8%	4,112	7	0.7%	2,542	9	4.1%	12,826	18	5.0%	671,360	2,321
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Seasoning ²⁵																								
0 - 6 months	53.6%	663,637	524	35.4%	86,486	56	28.4%	33,124	18	36.3%	3,980,975	3,557	26.7%	38,615	44	19.9%	71,382	70	16.3%	51,086	64	36.8%	4,925,305	4,242
7 - 12 months	13.0%	161,297	228	16.0%	38,998	21	21.5%	25,102	12	20.4%	2,229,816	1,911	17.0%	24,586	22	20.8%	74,584	73	29.8%	93,789	114	19.8%	2,648,171	2,267
13 - 24 months	18.1%	224,173	280	24.3%	59,283	46	5.5%	6,470	6	21.4%	2,344,013	2,001	22.4%	32,342	29	34.8%	124,721	107	43.0%	135,033	115	21.9%	2,926,035	2,475
25 - 36 months	7.8%	96,903	157	15.7%	38,211	57	8.0%	9,299	9	9.5%	1,037,920	1,042	11.8%	17,081	18	16.3%	58,297	47	6.8%	21,341	23	9.6%	1,279,053	1,326
37 - 60 months	6.1%	75,806	130	6.5%	15,878	32	34.7%	40,522	46	7.5%	821,326	1,429	20.3%	29,350	46	7.5%	26,855	35	2.8%	8,779	15	7.6%	1,018,517	1,724
61+ months	1.4%	16,884	50	2.2%	5,256	13	1.9%	2,210	13	5.0%	542,507	2,141	1.8%	2,628	5	0.7%	2,542	9	1.3%	4,185	3	4.3%	576,212	2,233
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Security Location (QBE LMI) ²⁶																								
Metro	84.4%	1,045,041	1,144	79.4%	193,810	183	95.0%	110,941	89	91.4%	10,011,791	9,803	89.0%	128,714	134	86.2%	308,816	279	94.2%	296,031	296	90.4%	12,095,145	11,609
Regional	10.6%	131,058	176	8.9%	21,800	25	2.7%	3,131	9	7.1%	781,257	1,756	9.0%	12,964	23	12.0%	42,902	47	4.9%	15,469	29	7.5%	1,008,581	2,041
Other	5.1%	62,601	49	11.7%	28,503	17	2.3%	2,654	6	1.5%	163,509	522	2.0%	2,924	7	1.9%	6,663	15	0.9%	2,713	9	2.0%	269,568	617
Total	100.0%	1,238,700	1,369	100.0%	244,113	225	100.0%	116,726	104	100.0%	10,956,557	12,081	100.0%	144,602	164	100.0%	358,382	341	100.0%	314,213	334	100.0%	13,373,294	14,267
Security Location (Standard & Poors) ²⁷																								
Metro	83.1%	1,029,050	1,115	82.9%	202,422	186	94.5%	110,283	89	89.4%	9,795,375	9,821	89.0%	128,742	136	87.2%	312,666	284	90.					

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 January 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 Term Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a ¹⁶	4.40%			4.60%			4.80%			6.00%			6.10%			7.50%			from 6.75% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Portfolio Allocation																								
Cash	12.7%	176,085	n/a	8.5%	21,677	n/a	7.8%	10,653	n/a	1.5%	161,016	n/a	2.2%	3,163	n/a	1.0%	8,255	n/a	0.0%	0	n/a	2.8%	380,849	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	10.4%	14,202	n/a	0.0%	0	n/a	0.0%	0	n/a	38.9%	337,338	n/a	0.0%	0	n/a	2.5%	351,540	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	20.8%	180,228	n/a	0.0%	0	n/a	1.3%	180,228	n/a
Mortgage Investments	87.3%	1,207,260	1,325	91.5%	232,127	216	81.8%	111,841	101	98.5%	10,588,246	11,839	97.8%	141,284	162	39.4%	341,423	330	100.0%	298,599	317	93.4%	12,920,781	13,953
Total	100.0%	1,383,344	1,325	100.0%	253,804	216	100.0%	136,697	101	100.0%	10,749,262	11,839	100.0%	144,447	162	100.0%	867,244	330	100.0%	298,599	317	100.0%	13,833,397	13,953
Mortgage Investments performing but past due ²⁸																								
31 - 60 days	0.1%	1,747	1	0.6%	1,627	2	0.0%	0	0	0.6%	71,318	27	1.8%	2,670	1	0.0%	0	0	2.2%	7,278	11	0.6%	84,640	32
61 - 90 days	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.3%	29,691	11	0.2%	302	1	0.0%	124	1	0.8%	2,572	4	0.2%	32,689	14
> 90 days	1.0%	13,520	5	0.0%	0	0	0.0%	0	0	0.6%	71,516	39	0.0%	0	0	0.4%	3,669	2	1.3%	4,170	11	0.6%	92,876	47
Total	1.1%	15,268	6	0.6%	1,627	2	0.0%	0	0	1.6%	172,525	77	2.0%	2,972	2	0.4%	3,793	3	4.3%	14,020	26	1.5%	210,205	93
Loans in Default ²⁹																								
31 - 60 days	0.4%	5,414	10	0.0%	0	0	1.3%	1,829	1	0.5%	56,542	59	1.5%	2,268	1	0.8%	6,912	4	1.8%	5,871	5	0.6%	78,837	76
61 - 90 days	0.2%	2,307	4	2.5%	6,613	3	0.0%	0	0	0.3%	30,579	24	0.0%	0	0	0.2%	2,011	2	0.0%	152	1	0.3%	41,661	33
> 90 days	1.2%	16,463	23	2.0%	5,373	6	2.2%	3,057	2	1.5%	165,985	132	0.0%	0	0	0.3%	2,242	3	1.4%	4,535	6	1.4%	197,654	168
MIP	0.5%	7,257	7	0.0%	0	0	0.0%	0	0	1.0%	115,205	27	0.7%	1,050	1	0.7%	5,793	2	1.5%	5,056	5	0.9%	134,361	37
Total	2.2%	31,441	44	4.5%	11,985	9	3.5%	4,885	3	3.3%	368,311	242	2.2%	3,318	2	1.9%	16,959	11	4.7%	15,614	17	3.2%	452,513	314
Total performing past due & loans in default	3.3%	46,708	50	5.1%	13,612	11	3.5%	4,885	3	4.9%	540,836	319	4.3%	6,290	4	2.3%	20,752	14	9.4%	29,634	43	4.6%	662,718	407
Fair Value of past due & loans in default held		71,464			18,811			6,725			929,168			9,035			31,952			57,070			1,124,225	
Total Performing Assets	97.8%	1,383,344		95.5%	253,804		96.5%	136,697		96.7%	10,749,262		97.8%	144,447		98.1%	867,244		95.0%	298,599		96.8%	13,833,397	
Default Asset Ratio	2.2%	31,441		4.5%	11,985		3.5%	4,885		3.3%	368,311		2.2%	3,318		1.9%	16,959		5.0%	15,614		3.2%	452,513	
Mortgage Investments in Hardship ³⁰	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

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 January 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 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 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.