La Trobe Australian Credit Fund Investment Snapshot

As at 28 February 2026

La Trobe financial

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

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

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

Feature	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018	90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670	6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345	12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570	4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016	Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024	Fund Total ARSN: 088 178 321
Returns % p.a.[1]	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	$1.00	$1.00	$1.00	$1.00	$1.00	$250,000.00	$1,000.00	
Investment Term	Perpetual (2 days notice) #	Perpetual (90 days notice) #	Perpetual (180 days notice) #	12 months	24 months	4 years	1 - 5 years	
Indicative Risk Level [3]	Low-Medium	Low-Medium	Low-Medium	Low - Medium	Medium	High	High-Very High	
Investment Structure	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Peer to peer (P2P) - you select the investment & risk level (risk specific to each investment)	
Independent Ratings[4]	Lipper Leaders ① Return - Total ① Return - Consistent ⑤ Preservation	N/A	N/A	Zenith Partners - Recommended Lonsec - Recommended SQM research - 4.50 stars Lipper Leaders: ③ Return - Total ③ Return - Consistent ⑤ Preservation	N/A	Lipper Leaders ③ Return - Total ③ Return - Consistent ⑤ Preservation	SQM research - 4.50 stars	Foresight Analytics - Superior
Indirect Cost Ratio (ICR) Financial Year Ended 30 June 2025	2.96%	2.93%	2.34%	1.83%*	1.85%	0.46%	1.55%	1.91%
Investor Reserve	0.28%	0.68%	0.43%	0.33%	0.32%	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	$ 1,460.2 Million	$ 265.5 Million	$ 128.2 Million	$ 11,092.9 Million	$ 149.1 Million	$ 894.3 Million	$ 344.6 Million	$ 14,335.0 Million
Total Number of Mortgages [5]	1,370	241	95	11,977	156	359	354	14,203
Total Mortgages	$ 1,295.6 Million	$ 246.6 Million	$ 102.3 Million	$ 10,985.2 Million	$ 145.1 Million	$ 387.5 Million	$ 344.6 Million	$ 13,506.9 Million
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	95.5%	99.9%
Average Mortgage Investment	$ 945,695	$ 1,023,210	$ 1,076,992	$917,195	$ 930,194	$ 1,079,477	$973,309	$950,992
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	$32,867,816 : 2.3%	$10,316,323 : 3.9%	$5,000,077 : 3.9%	$26,303,970^ : 0.2%	$4,000,082 : 2.7%	$10,417,374 : 1.2%	$9,160,975 : 2.7%	$32,867,816 : 0.2%
Top 10 Largest Mortgage Investments in Aggregate	$217,240,028 : 14.9%	$62,134,719 : 23.4%	$33,778,448 : 26.3%	$220,134,703 : 2.0%	$27,844,388 : 18.7%	$56,593,354 : 6.3%	$61,977,615 : 18.0%	$297,329,034 : 2.1%
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	$59,518,651 : 4.1%	$10,316,323 : 3.9%	$5,000,077 : 3.9%	$41,524,586 : 0.4%	$4,000,082 : 2.7%	$11,500,004 : 1.3%	$9,160,975 : 2.8%	$82,018,659 : 0.6%
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	$231,700,335 : 15.9%	$65,464,436 : 24.7%	$33,778,448 : 26.3%	$306,479,315 : 2.8%	$27,844,388 : 18.7%	$59,915,827 : 6.7%	$62,814,455 : 19.1%	$454,208,016 : 3.2%
Weighted Average LVR [6]	71.8%	69.2%	71.8%	66.9%	68.6%	69.0%	60.5%	67.4% (Excludes Special Mandates)
Default loans > 30 days [7,8]	2.5%	5.3%	5.1%	3.7%	2.2%	1.5%	4.6% (Excludes Special Mandates)	3.5% (Excludes Special Mandates)
Number and value of default loans > 30 days	46 : $36,314,890	11 : $14,052,954	4 : $6,563,024	264 : $406,529,283	2 : $3,318,382	10 : $13,739,859	18 : $15,069,397	340 : $495,587,789
Payment in kind arrangements [9]	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Pre-paid and capitalised interest loans	170 : $392,365,680	71 : $112,169,360	22 : $42,313,385	1286 : $2,830,369,176	61 : $76,745,420	57 : $92,616,735	214 : $234,262,290	1639 : $3,780,842,046
Undrawn loan commitments	207 : $214,020,613	20 : $4,496,470	8 : $1,722,240	2,674 : $1,996,083,100	8 : $3,529,469	10 : $17,271,488	0 : $0	2,927 : $2,237,123,380
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Investments > $1M [10]	279 : $773,172,475	67 : $159,348,902	41 : $80,553,503	2,584 : $7,416,290,261	55 : $95,990,851	141 : $273,264,286	102 : $234,187,282	3,222 : $9,134,347,916
Distribution paid from income generated by Fund's investing & lending activities	100%	100%	100%	100%	100%	100%	100%	100%
Fund Gearing % [11]	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Critical Issue Performance Summary								
	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	1yr 3yr 5yr 7yr	
Rolling Returns % p.a. [12]	4.57% 4.91% 3.65% 3.14%	4.85% 5.22% 4.16% n/a	5.10% 5.47% n/a n/a	6.37% 6.57% 5.76% 5.52%	6.47% 6.68% n/a n/a	8.04% 8.28% 7.29% 7.02%	8.91% 8.97% 8.35% 8.26%	
Rolling Benchmark Return Rate % p.a.[13,14]	4.33% 4.65% 3.37% 0.42%	4.85% 5.17% 3.88% n/a	5.37% 5.69% n/a n/a	5.39% 5.69% 4.36% 3.76%	5.55% 5.84% n/a n/a	6.97% 7.28% 5.93% 5.32%	n/a n/a n/a n/a	
Benchmark Outperformance	0.24% 0.26% 0.28% 0.42%	0.00% 0.05% 0.28% n/a	-0.28% -0.22% n/a n/a	0.98% 0.88% 1.40% 1.76%	0.93% 0.83% n/a n/a	1.07% 1.01% 1.36% 1.69%	n/a[14] n/a[14] n/a[14] n/a[14]	
Annualised Asset Impairment (% of AUM)	0.15% 0.08% 0.07% 0.06%	0.00% 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]	

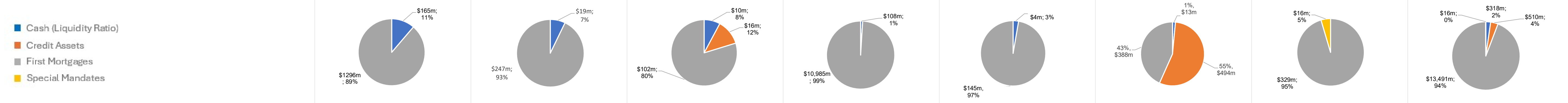
NOTES: Figures shown are reported on loan balances in the La Trobe Australian Credit Fund ARSN: 088 178 321. These may differ from figures provided in the statutory accounts which are based on investment balances in the Fund. 1. The rates of return on your investment were current at 28 February 2026. The rates of return are reviewed and determined monthly and may increase or decrease each month. The applicable distribution for any given month is paid at the start of the following month. The rates of return are not guaranteed and are determined by the future revenue of the Credit Fund and may be lower than expected. An investment in the Credit Fund is not a bank deposit, and investors risk losing some or all of their principal investment. Past performance is not a reliable indicator of future performance. **Withdrawal rights are subject to liquidity and may be delayed or suspended.** Peer-to-Peer returns are specific to individual mortgages and therefore subject to availability. Visit our website for further information. 2. Subject to availability. 3. We provide this risk classification as a guide and it describes the risk based on the investment strategy of the investment account and underlying asset base. In assessing the risks of each investment account, we have had reference to the categories of risk described in the Standard Risk Measure Guidance Paper for Trustees issued jointly by the Financial Services Council (of which we are a member) and the Association of Superannuation Funds of Australia dated July 2011. 4. Please view our awards and ratings on our Awards and Ratings page on our website https://www.latrobefinancial.com.au/about-us/awards-and-ratings/. Further information regarding the Lipper Leaders rating can be found on the LSEG website: https://www.lseg.com/en/data-analytics/asset-management-solutions/lipper-fund-performance. 5. The Investment Accounts may invest in the same mortgage. Loan numbers refer to the number of loans only and do not reflect the number of individual securities. 6. The Fund Total weighted average LVR is calculated excluding Special Mandates (as that term is defined in the PDS). 7. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments. 8. From time to time we take on the administration of third party originated mortgage books into the Peer-to-Peer, that may have higher arrears than our own loans, and we do so on a "workout recovery" basis to repair the transferred portfolio. These loans are excluded from the Peer-to-Peer and Fund Total Arrears figures. 9. La Trobe Financial does not offer payment in kind (PIK) loans to borrowers, which are loans which allow borrowers to defer cash interest payments and to instead capitalise that amount into the loan balance. La Trobe Financial does however provide loans with a capitalised interest budget, which is drawn down by La Trobe Financial across the life of the loan to meet interest payment obligations (disclosed at row entitled 'Pre-paid and capitalised interest loans'). 10. The total Fund Investments >$1m will not equal the sum of each individual Account's investments as multiple Accounts can invest in a single loan. The Fund currently does not use derivatives for investment return management. 11. The Fund does not have any borrowings. 12. Past performance is not a reliable indicator of future performance. Returns are calculated on a compounded basis. 13. The benchmark for the 12 Month Investment Account changed in January 2015 to the Bloomberg AusBond Bank Bill Index +150bps. 14. The Select Investment Account is a peer to peer investment and its performance profile depends on the characteristics of the underlying loan(s) selected by each investor. 15. We buttress account-level liquidity with a comprehensive liquidity framework that is actively managed by our Portfolio Management team on a daily basis. This framework includes short, medium & long term liquidity forecasting, a detailed key risk indicator analysis, monthly stress testing and a contingent liquidity plan with multiple alternative funding pools and liquidity levers. # We will make every endeavour to release your funds after receiving your withdrawal request: within 2 business days for the Classic Notice Account, 90 days for the 90 Day Notice Account, and 180 days for the 6 Month Notice Account. However, we have 12-months under the Fund's Constitution to fulfill the request. When determining whether to honour your withdrawal request within the specified timeframes we have to have regard to the Fund's ability to realise for value the relevant assets and the best interests of investors. **While there is a risk of not honouring your withdrawal request within 2 business days, 90 days or 180 days**, it's important to note that there has never been a case in the history of the Fund when we have not honoured a withdrawal request on time due to a lack of liquidity. ^There is one loan in the portfolio with a current balance above the maximum $25.0m. The approved balance for this loan is $23.4m, however due to accrued fees and interest it now exceeds $25.0m. This loan is actively managed by La Trobe Financial's risk team in accordance with standard procedure.

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

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

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 28 February 2026



	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026		
Returns % p.a [16]	4.40%			4.60%			4.80%			6.00%		
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Authorised Investments												
Cash	11.3%	164,611	n/a	7.1%	18,953	n/a	7.9%	10,088	n/a	1.0%	107,700	n/a
Credit Assets - Warehouse / RMBS [18]	0.0%	0	n/a	0.0%	0	n/a	12.4%	15,843	n/a	0.0%	0	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a
Residential	24.4%	356,902	300	48.6%	129,080	143	28.4%	36,425	34	63.6%	7,050,117	8,306
Land - vacant	8.2%	119,244	190	8.5%	22,601	17	7.6%	9,716	7	6.1%	677,916	602
Commercial	22.9%	334,639	463	12.1%	32,011	42	19.7%	25,275	31	11.0%	1,222,346	1,351
Industrial	24.1%	352,555	387	8.0%	21,186	31	17.8%	22,862	19	7.5%	832,711	1,215
Rural	0.1%	2,117	3	0.6%	1,529	1	0.0%	0	0	0.2%	18,367	35
Development Finance	8.9%	130,145	27	15.1%	40,187	7	6.3%	8,036	4	10.7%	1,183,782	468
Total (excluding Special Mandates [19] & Subordinated Credit)	100.0%	1,460,212	1,370	100.0%	265,546	241	100.0%	128,245	95	100.0%	11,092,939	11,977
Special Mandates [19]		Not Applicable			Not Applicable			Not Applicable			Not Applicable	
Mezzanine / Subordinated Credit		Not Applicable			Not Applicable			Not Applicable			Not Applicable	
Total	100.0%	1,460,212	1,370	100.0%	265,546	241	100.0%	128,245	95	100.0%	11,092,939	11,977
Mortgage Investment Portfolio Profile												
Weighted Average LVR [20]	71.8%			69.2%			71.8%			66.9%		
Average Mortgage Investment		946			1,023			1,077			917	
Largest Mortgage Investment	2.3%	32,868		3.9%	10,316		3.9%	5,000		0.2%	26,304^	
Top 10 largest Mortgage Investments in aggregate	14.9%	217,240		23.4%	62,135		26.3%	33,778		2.0%	220,135	
Largest Single Borrower or Group Borrower Exposure	4.1%	59,519		3.9%	10,316		3.9%	5,000		0.4%	41,525	
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	15.9%	231,700		24.7%	65,464		26.3%	33,778		2.8%	306,479	
Undrawn loan commitments	14.7%	214,021	207	1.7%	4,496	20	1.3%	1,722	8	18.0%	1,996,083	2,674
Pre-paid & capitalised interest loans	26.9%	392,366	170	42.2%	112,169	71	33.0%	42,313	22	25.5%	2,830,369	1,286
Mortgage Investments by State												
ACT	0.5%	5,927	10	0.3%	841	2	0.4%	374	1	1.2%	127,399	239
NSW	40.3%	522,015	420	44.1%	108,843	66	49.5%	50,684	34	42.7%	4,690,896	3,037
VIC	31.5%	408,165	486	29.2%	71,891	83	24.7%	25,290	26	31.9%	3,499,649	4,155
QLD	17.3%	224,323	236	15.4%	37,864	59	21.7%	22,230	26	16.8%	1,844,371	3,061
SA	4.5%	57,783	92	4.6%	11,466	14	1.7%	1,717	2	3.0%	333,109	544
WA	4.6%	59,708	98	5.2%	12,805	15	2.0%	2,020	6	3.6%	393,041	724
TAS	1.0%	13,262	18	1.1%	2,763	1	0.0%	0	0	0.7%	78,693	172
NT	0.3%	4,417	10	0.0%	121	1	0.0%	0	0	0.2%	18,080	45
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Mortgage Investments Return profile												
<5.00%	0.0%	585	1	0.1%	264	1	0.0%	0	0	0.0%	0	0
5.00% - 5.99%	0.1%	1,599	3	0.0%	0	0	0.0%	0	0	0.7%	77,250	61
6.00% - 6.99%	4.0%	51,507	55	5.6%	13,811	18	3.7%	3,755	4	13.7%	1,503,745	2,512
7.00% - 7.99%	16.4%	211,862	267	32.6%	80,391	99	16.7%	17,061	21	25.1%	2,754,851	3,929
8.00% - 8.99%	68.3%	884,862	942	41.7%	102,802	107	58.6%	60,005	49	39.3%	4,317,030	3,231
9.00% - 9.99%	6.9%	89,837	76	3.8%	9,355	6	14.0%	14,343	13	12.2%	1,339,271	1,158
10.00% - 10.99%	2.0%	26,105	16	12.0%	29,627	8	4.5%	4,650	6	8.4%	924,166	875
11.00 - 11.99%	2.2%	28,790	6	4.2%	10,316	1	2.4%	2,467	1	0.5%	55,803	165
> or = 12.00%	0.0%	454	4	0.0%	27	1	0.0%	33	1	0.1%	13,123	46
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977

	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a [16]	6.10%			7.50%			from 6.75% [17]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Authorised Investments												
Cash	2.7%	4,020	n/a	1.5%	13,041	n/a	0.0%	0	n/a	2.2%	318,412	n/a
Credit Assets - Warehouse / RMBS [18]	0.0%	0	n/a	34.0%	304,157	n/a	0.0%	0	n/a	2.2%	320,000	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	21.2%	189,606	n/a	0.0%	0	n/a	1.3%	189,606	n/a
Residential	45.9%	68,473	58	11.6%	103,835	94	21.8%	75,249	86	54.6%	7,820,081	8,927
Land - vacant	8.4%	12,595	20	3.6%	31,777	57	17.5%	60,301	87	6.5%	934,149	903
Commercial	19.0%	28,346	41	9.3%	82,738	62	4.4%	15,258	20	12.1%	1,740,614	1,993
Industrial	12.4%	18,525	25	15.2%	135,706	132	2.7%	9,418	9	9.7%	1,392,963	1,806
Rural	0.0%	0	0	0.2%	2,214	2	0.1%	481	2	0.2%	24,707	41
Development Finance	11.5%	17,172	12	3.5%	31,263	12	48.8%	168,223	137	11.0%	1,578,808	520
Total (excluding Special Mandates [19] & Subordinated Credit)	100.0%	149,130	156	100.0%	894,336	359	95.5%	328,930	341	99.9%	14,319,339	14,190
Special Mandates [19]		Not Applicable			Not Applicable		4.5%	15,621	13	0.1%	15,621	13
Mezzanine / Subordinated Credit		Not Applicable			Not Applicable			Not Applicable			Not Applicable	
Total	100.0%	149,130	156	100.0%	894,336	359	100.0%	344,551	354	100.0%	14,334,960	14,203
Mortgage Investment Portfolio Profile								(Excludes Special Mandates[19])			(Excludes Special Mandates[19])	
Weighted Average LVR [20]	68.6%			69.0%			60.5%			67.4%		
Average Mortgage Investment		930			1,079			973			951	
Largest Mortgage Investment	2.7%	4,000		1.2%	10,417		2.7%	9,161		0.2%	32,868	
Top 10 largest Mortgage Investments in aggregate	18.7%	27,844		6.3%	56,593		18.0%	61,978		2.1%	297,329	
Largest Single Borrower or Group Borrower Exposure	2.7%	4,000		1.3%	11,500		2.8%	9,161		0.6%	82,019	
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	18.7%	27,844		6.7%	59,916		19.1%	62,814		3.2%	454,208	
Undrawn loan commitments	2.4%	3,529	8	1.9%	17,271	10	0.0%	0	0	15.6%	2,237,123	2,927
Pre-paid & capitalised interest loans	51.5%	76,745	61	10.4%	92,617	57	68.0%	234,262	214	26.4%	3,780,842	1,639
Mortgage Investments by State												
ACT	2.4%	3,474	2	1.0%	4,039	7	2.5%	8,196	5	1.1%	150,250	261
NSW	43.0%	62,373	58	32.5%	125,899	103	49.7%	163,574	144	42.4%	5,724,284	3,701
VIC	34.9%	50,634	53	36.2%	140,166	144	29.3%	96,451	121	31.8%	4,292,247	4,946
QLD	13.9%	20,202	24	19.7%	76,516	68	7.2%	23,762	29	16.7%	2,249,268	3,479
SA	1.0%	1,403	4	7.3%	28,448	21	5.2%	17,139	21	3.3%	451,065	680
WA	2.8%	4,052	10	2.5%	9,679	13	5.8%	19,102	19	3.7%	500,406	868
TAS	1.9%	2,822	4	0.6%	2,191	2	0.2%	707	2	0.7%	100,438	197
NT	0.1%	150	1	0.2%	594	1	0.0%	0	0	0.2%	23,362	58
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Mortgage Investments Return profile												
<5.00%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	849	2
5.00% - 5.99%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.6%	78,849	64
6.00% - 6.99%	0.0%	0	0	1.6%	6,337	5	1.1%	3,577	1	11.7%	1,582,733	2,594
7.00% - 7.99%	11.3%	16,361	22	18.6%	72,000	77	0.2%	814	5	23.4%	3,153,339	4,413
8.00% - 8.99%	65.8%	95,516	104	64.4%	249,731	243	9.6%	31,705	37	42.6%	5,741,651	4,665
9.00% - 9.99%	14.6%	21,220	20	9.9%	38,558	26	45.1%	148,469	183	12.3%	1,661,051	1,303
10.00% - 10.99%	8.3%	12,013	10	5.3%	20,659	6	42.4%	139,435	110	8.6%	1,156,656	921
11.00 - 11.99%	0.0%	0	0	0.1%	248	2	1.5%	4,931	5	0.8%	102,556	176
> or = 12.00%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.1%	13,637	52
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 28 February 2026

La Trobe financial

	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026		
Returns % p.a [16]	4.40%			4.60%			4.80%			6.00%		
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Loan Maturity Profile												
0 - 6 months	9.5%	122,807	72	25.3%	62,275	28	19.5%	19,902	10	16.9%	1,851,273	751
7 - 12 months	23.5%	304,579	104	16.4%	40,510	37	10.3%	10,580	5	12.6%	1,379,517	712
13 - 24 months	9.3%	120,880	176	14.4%	35,632	31	14.0%	14,298	8	7.1%	776,947	619
25 - 36 months	0.5%	7,040	9	2.6%	6,418	8	0.9%	966	2	2.3%	249,707	77
37 - 60 months	1.2%	15,266	13	1.0%	2,462	3	0.4%	426	2	2.8%	307,330	101
61+ months	56.0%	725,030	996	40.3%	99,295	134	54.9%	56,142	68	58.4%	6,420,465	9,717
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
LVR Profile [20]												
< 50%	1.3%	17,115	45	7.9%	19,371	18	0.5%	490	2	6.9%	756,909	1,486
50% - 59.99%	4.5%	58,405	37	3.7%	9,212	8	3.7%	3,741	6	11.5%	1,267,315	1,547
60% - 69.99%	18.1%	234,656	85	27.5%	67,815	36	24.8%	25,385	11	32.3%	3,552,048	3,425
70% - 79.99%	69.6%	902,090	1,099	42.9%	105,810	122	60.8%	62,203	64	36.6%	4,021,879	3,712
= 80%	6.4%	83,335	104	18.0%	44,385	57	10.3%	10,495	12	12.6%	1,387,089	1,807
> 80%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Rate Type												
Fixed Rate	14.0%	181,261	116	26.6%	65,684	54	15.1%	15,405	10	19.8%	2,176,426	1,076
Variable Rate	86.0%	1,114,341	1,254	73.4%	180,910	187	84.9%	86,910	85	80.2%	8,808,813	10,901
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Borrower Previous Credit Events [21]												
0	97.2%	1,259,869	1,321	98.1%	242,021	234	97.9%	100,135	91	96.2%	10,573,180	11,503
1	2.5%	31,831	43	1.7%	4,144	6	2.1%	2,179	4	3.5%	384,842	430
>=2	0.3%	3,902	6	0.2%	429	1	0.0%	0	0	0.2%	27,217	44
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Equifax Borrower Credit Score												
Excellent - (833 - 1200)	43.7%	566,048	697	41.4%	102,137	117	56.0%	57,245	52	51.9%	5,698,998	6,409
Very Good - (726 - 832)	39.5%	512,277	433	38.1%	93,980	83	32.2%	32,973	28	30.8%	3,381,552	3,407
Good - (622 - 725)	12.3%	158,889	158	16.6%	40,976	26	7.7%	7,898	8	11.8%	1,301,297	1,204
Average - (510 - 621)	3.4%	44,614	41	1.3%	3,136	5	4.0%	4,097	4	3.7%	406,615	446
Below Average - (0 - 509)	1.1%	13,773	41	2.6%	6,365	10	0.1%	101	3	1.8%	196,777	511
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
La Trobe Financial Borrower Credit Grade [22]												
A	96.9%	1,255,857	1,310	97.0%	239,255	231	95.2%	97,370	89	95.3%	10,474,002	11,418
B	2.2%	28,606	40	2.8%	6,910	9	4.8%	4,945	6	3.5%	387,855	413
C1	0.8%	10,504	16	0.2%	429	1	0.0%	0	0	0.9%	102,049	106
C2	0.0%	634	4	0.0%	0	0	0.0%	0	0	0.1%	12,444	28
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.1%	8,888	12
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
La Trobe Financial Loan Quality [23]												
Super Prime	26.3%	340,151	355	24.8%	61,124	62	42.9%	43,910	39	28.8%	3,161,306	4,716
Prime	29.6%	383,758	421	45.5%	112,134	103	23.3%	23,845	25	32.3%	3,553,442	4,014
Near Prime (≤ 70% LVR)	8.2%	106,227	67	11.9%	29,359	22	9.4%	9,648	11	19.3%	2,117,859	1,500
Near Prime (>70% LVR)	33.5%	434,039	491	16.1%	39,593	49	20.6%	21,045	18	16.9%	1,855,302	1,499
Specialist	2.4%	31,426	36	1.8%	4,383	5	3.8%	3,867	2	2.7%	297,330	248
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977

	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a [16]	6.10%			7.50%			from 6.75% [17]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Loan Maturity Profile												
0 - 6 months	30.3%	43,998	34	8.9%	34,646	18	60.4%	198,662	203	17.3%	2,333,564	925
7 - 12 months	24.1%	34,904	30	12.0%	46,645	29	25.3%	83,344	86	14.1%	1,900,078	904
13 - 24 months	11.1%	16,170	21	17.7%	68,688	80	9.9%	32,556	38	7.9%	1,065,172	929
25 - 36 months	2.0%	2,930	3	0.7%	2,677	3	3.9%	12,829	7	2.1%	282,567	103
37 - 60 months	3.1%	4,428	7	3.5%	13,495	10	0.5%	1,539	7	2.6%	344,945	134
61+ months	29.4%	42,682	61	57.1%	221,381	219	0.0%	0	0	56.1%	7,564,995	11,195
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
LVR Profile [20]												
< 50%	4.8%	6,958	10	6.1%	23,512	18	13.2%	43,312	50	6.4%	867,668	1,589
50% - 59.99%	9.1%	13,239	12	5.4%	21,021	13	19.4%	63,751	70	10.6%	1,436,683	1,625
60% - 69.99%	20.5%	29,705	27	17.9%	69,326	48	52.0%	170,962	146	30.8%	4,149,896	3,623
70% - 79.99%	64.0%	92,828	104	64.6%	250,203	255	15.5%	50,902	74	40.7%	5,485,915	5,347
= 80%	1.6%	2,381	3	6.1%	23,469	25	0.0%	4	1	11.5%	1,551,158	2,006
> 80%	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Rate Type												
Fixed Rate	34.6%	50,244	44	17.4%	67,547	49	71.6%	235,584	210	20.7%	2,792,149	1,342
Variable Rate	65.4%	94,866	112	82.6%	319,985	310	28.4%	93,346	131	79.3%	10,699,172	12,848
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Borrower Previous Credit Events [21]												
0	97.1%	140,856	152	95.9%	371,598	343	96.1%	316,161	332	96.4%	13,003,819	13,635
1	2.8%	4,080	3	4.1%	15,935	16	3.9%	12,770	9	3.4%	455,780	503
>=2	0.1%	175	1	0.0%	0	0	0.0%	0	0	0.2%	31,722	52
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Equifax Borrower Credit Score												
Excellent - (833 - 1200)	54.9%	79,669	87	51.3%	198,775	182	58.4%	192,213	186	51.1%	6,895,085	7,535
Very Good - (726 - 832)	29.4%	42,648	42	33.6%	130,104	123	29.9%	98,220	105	31.8%	4,291,754	4,114
Good - (622 - 725)	6.2%	8,980	15	10.3%	39,733	38	10.1%	33,252	39	11.8%	1,591,025	1,452
Average - (510 - 621)	6.3%	9,108	6	3.5%	13,399	12	1.2%	4,030	5	3.6%	485,000	513
Below Average - (0 - 509)	3.2%	4,705	6	1.4%	5,521	4	0.4%	1,215	6	1.7%	228,458	576
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
La Trobe Financial Borrower Credit Grade [22]												
A	94.0%	136,393	147	96.2%	372,977	342	97.3%	319,991	329	95.6%	12,895,845	13,529
B	6.0%	8,717	9	3.1%	11,851	13	2.6%	8,489	11	3.4%	457,372	490
C1	0.0%	0	0	0.3%	1,305	2	0.1%	450	1	0.9%	114,737	125
C2	0.0%	0	0	0.1%	460	1	0.0%	0	0	0.1%	13,538	33
C3	0.0%	0	0	0.2%	940	1	0.0%	0	0	0.1%	9,828	13
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
La Trobe Financial Loan Quality [23]												
Super Prime	41.7%	60,449	67	17.1%	66,290	54	51.4%	169,118	132	28.9%	3,902,348	5,278
Prime	33.0%	47,845	49	18.1%	70,257	75	32.3%	106,164	135	31.9%	4,297,445	4,688
Near Prime (≤ 70% LVR)	10.0%	14,439	17	11.3%	43,694	31	15.6%	51,286	68	17.6%	2,372,511	1,655
Near Prime (>70% LVR)	13.7%	19,843	21	47.0%	182,091	180	0.3%	978	2	18.9%	2,552,891	2,256
Specialist	1.7%	2,534	2	6.5%	25,202	19	0.4%	1,384	4	2.7%	366,127	313
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 28 February 2026

La Trobe financial

	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026		
Returns % p.a [16]	4.40%			4.60%			4.80%			6.00%		
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Debt to Income Ratio												
<= 4x	54.3%	703,235	644	64.6%	159,290	127	49.9%	51,027	37	47.2%	5,182,047	4,313
>4x <=6x	30.4%	394,115	485	17.6%	43,493	49	33.9%	34,707	32	30.3%	3,333,032	3,624
>6x <=7x	6.6%	85,916	126	6.3%	15,652	24	2.8%	2,889	9	9.1%	1,003,259	1,551
>7x	8.7%	112,335	115	11.4%	28,158	41	13.4%	13,692	17	13.4%	1,466,901	2,489
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Borrower Type												
Individual	14.6%	189,191	302	22.0%	54,156	65	11.7%	11,983	15	25.9%	2,844,965	3,118
Trust	35.1%	454,135	349	27.5%	67,876	56	44.4%	45,470	26	27.7%	3,039,797	1,776
Company	31.0%	401,078	280	38.5%	94,955	60	26.7%	27,356	19	27.8%	3,053,142	1,621
SMSF	19.4%	251,197	439	12.0%	29,606	60	17.1%	17,505	35	18.6%	2,047,335	5,462
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Investment Amount												
<=50,000	0.0%	125	20	0.0%	17	6	0.1%	101	3	0.1%	7,497	468
>50,000 <=100,000	0.1%	936	12	0.1%	173	2	0.1%	142	2	0.3%	28,293	362
>100,000 <=250,000	2.1%	27,531	141	1.4%	3,562	19	2.1%	2,125	12	3.5%	388,274	2,101
>250,000 <=500,000	12.6%	163,043	433	10.8%	26,646	71	7.8%	7,994	22	13.3%	1,464,375	3,973
>500,000 <=1,000,000	25.5%	330,794	485	23.1%	56,847	76	11.1%	11,399	15	15.3%	1,680,509	2,489
>1,000,000 <=5,000,000	36.9%	478,675	259	47.7%	117,715	62	73.8%	75,553	40	46.4%	5,093,602	2,321
>5,000,000	22.7%	294,497	20	16.9%	41,634	5	4.9%	5,000	1	21.1%	2,322,688	263
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Loan Vintage by Year [24]												
2026	11.7%	151,370	146	0.4%	907	1	0.0%	0	0	10.0%	1,097,110	1018
2025	54.6%	707,089	606	39.9%	98,468	79	42.6%	43,579	22	46.8%	5,143,522	4,633
2024	17.5%	226,530	275	30.7%	75,583	47	5.3%	5,393	5	19.9%	2,185,622	1,822
2023	7.3%	94,934	154	18.2%	44,777	62	8.9%	9,109	8	10.1%	1,110,297	1,020
2022	5.3%	68,645	106	5.0%	12,311	23	31.2%	31,874	33	5.3%	585,636	754
2021	2.0%	26,334	26	2.9%	7,105	12	7.2%	7,319	13	2.7%	299,237	649
Before 2021	1.6%	20,700	57	3.0%	7,442	17	4.9%	5,041	14	5.1%	563,817	2,081
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Seasoning [25]												
0 - 6 months	53.0%	686,138	513	33.8%	83,241	65	22.5%	23,036	13	37.7%	4,144,817	3,706
7 - 12 months	14.8%	191,676	238	16.9%	41,753	23	21.6%	22,116	11	21.0%	2,305,020	1,926
13 - 24 months	17.3%	224,561	273	23.2%	57,098	43	6.5%	6,658	5	20.0%	2,194,148	1,898
25 - 36 months	7.4%	96,488	161	16.9%	41,756	62	8.9%	9,109	8	9.5%	1,048,216	1,013
37 - 60 months	6.1%	78,919	134	7.1%	17,500	35	38.3%	39,190	45	7.1%	777,995	1,368
61+ months	1.4%	17,820	51	2.1%	5,245	13	2.2%	2,206	13	4.7%	515,044	2,066
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Security Location (QBE LMI) [26]												
Metro	84.0%	1,087,840	1,130	78.9%	194,586	196	94.3%	96,527	80	91.5%	10,049,029	9,732
Regional	11.4%	147,265	191	9.4%	23,140	28	3.0%	3,119	9	7.1%	776,844	1,731
Other	4.7%	60,497	49	11.7%	28,867	17	2.6%	2,669	6	1.5%	159,366	514
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977
Security Location (Standard & Poors) [27]												
Metro	83.4%	1,080,084	1,113	82.1%	202,564	198	93.7%	95,866	80	89.6%	9,840,297	9,744
Regional	16.6%	215,518	257	17.9%	44,030	43	6.3%	6,448	15	10.4%	1,144,943	2,233
Total	100.0%	1,295,601	1,370	100.0%	246,594	241	100.0%	102,314	95	100.0%	10,985,239	11,977

	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a [16]	6.10%			7.50%			from 6.75% [17]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Debt to Income Ratio												
<= 4x	59.0%	85,555	83	48.3%	187,307	170	84.6%	278,369	260	49.3%	6,646,829	5,368
>4x <=6x	13.5%	19,597	25	34.8%	134,906	132	6.3%	20,570	36	29.5%	3,980,420	4,347
>6x <=7x	10.5%	15,224	16	6.5%	25,168	19	2.1%	6,843	12	8.6%	1,154,951	1,744
>7x	17.0%	24,734	32	10.4%	40,152	38	7.0%	23,148	33	12.7%	1,709,120	2,731
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Borrower Type												
Individual	8.7%	12,680	16	19.4%	75,029	92	1.9%	6,267	19	23.7%	3,194,271	3,615
Trust	35.0%	50,723	44	44.1%	170,924	145	44.9%	147,752	156	29.5%	3,976,677	2,394
Company	39.6%	57,401	53	32.5%	125,755	91	53.1%	174,542	165	29.2%	3,934,229	2,110
SMSF	16.8%	24,306	43	4.1%	15,824	31	0.1%	369	1	17.7%	2,386,144	6,071
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Investment Amount												
<=50,000	0.0%	32	1	0.0%	46	1	0.1%	384	19	0.1%	8,202	472
>50,000 <=100,000	0.0%	51	1	0.0%	87	1	0.5%	1,514	21	0.2%	31,195	364
>100,000 <=250,000	2.2%	3,208	18	1.6%	6,026	31	2.6%	8,430	48	3.3%	439,157	2,304
>250,000 <=500,000	9.1%	13,172	36	6.9%	26,644	72	8.0%	26,472	70	12.8%	1,728,346	4,611
>500,000 <=1,000,000	22.5%	32,656	45	21.0%	81,466	113	17.6%	57,943	81	16.7%	2,251,613	3,217
>1,000,000 <=5,000,000	66.2%	95,991	55	61.3%	237,474	136	56.6%	186,197	95	46.6%	6,285,208	2,906
>5,000,000	0.0%	0	0	9.2%	35,791	5	14.6%	47,990	7	20.4%	2,747,600	316
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Loan Vintage by Year [24]												
2026	0.4%	560	2	4.2%	16,370	19	0.5%	1,749	3	9.4%	1,268,065	1186
2025	38.1%	55,229	52	37.4%	145,025	140	44.4%	145,995	151	47.0%	6,338,906	5,510
2024	22.3%	32,320	25	30.1%	116,529	93	37.5%	123,280	101	20.5%	2,765,256	2,271
2023	13.5%	19,640	19	16.7%	64,861	52	9.1%	29,806	40	10.2%	1,373,423	1,316
2022	18.0%	26,148	37	8.2%	31,900	36	2.0%	6,512	18	5.7%	763,025	990
2021	4.9%	7,092	14	1.3%	5,021	5	2.5%	8,159	10	2.7%	360,267	721
Before 2021	2.8%	4,121	7	2.0%	7,828	14	4.1%	13,430	18	4.6%	622,379	2,196
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Seasoning [25]												
0 - 6 months	24.4%	35,434	37	24.1%	93,546	90	17.1%	56,161	62	38.0%	5,122,373	4,403
7 - 12 months	18.8%	27,283	23	20.1%	78,032	74	35.6%	117,067	127	20.6%	2,782,948	2,293
13 - 24 months	23.0%	33,429	27	32.0%	123,953	102	35.3%	116,246	109	20.4%	2,756,093	2,357
25 - 36 months	9.2%	13,307	14	15.4%	59,747	48	7.9%	25,985	24	9.6%	1,294,607	1,303
37 - 60 months	22.8%	33,027	50	7.7%	29,717	36	2.8%	9,295	16	7.3%	985,644	1,675
61+ months	1.8%	2,630	5	0.7%	2,537	9	1.3%	4,176	3	4.1%	549,657	2,159
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Security Location (QBE LMI) [26]												
Metro	89.4%	129,774	129	86.7%	335,840	294	93.4%	307,100	299	90.4%	12,200,696	11,546
Regional	8.5%	12,385	20	11.4%	44,023	48	5.8%	19,115	33	7.6%	1,025,891	2,033
Other	2.0%	2,951	7	2.0%	7,670	17	0.8%	2,715	9	2.0%	264,734	611
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190
Security Location (Standard & Poors) [27]												
Metro	89.4%	129,678	131	86.3%	334,440	295	88.0%	289,601	281	88.7%	11,972,530	11,547
Regional	10.6%	15,432	25	13.7%	53,092	64	12.0%	39,329	60	11.3%	1,518,791	2,643
Total	100.0%	145,110	156	100.0%	387,532	359	100.0%	328,930	341	100.0%	13,491,321	14,190

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 28 February 2026

	Classic Notice Account # APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account # APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account # APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026		
Returns % p.a [16]	4.40%			4.60%			4.80%			6.00%		
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Portfolio Allocation												
Cash	11.6%	164,611	n/a	7.5%	18,953	n/a	8.3%	10,088	n/a	1.0%	107,700	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	13.0%	15,843	n/a	0.0%	0	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a
Mortgage Investments	88.4%	1,259,287	1,324	92.5%	232,541	230	78.7%	95,751	91	99.0%	10,578,710	11,713
Total	100.0%	1,423,897	1,324	100.0%	251,493	230	100.0%	121,682	91	100.0%	10,686,409	11,713
Mortgage Investments performing but past due [28]												
31 - 60 days	0.0%	0	0	0.0%	0	0	1.9%	2,467	1	0.6%	70,360	25
61 - 90 days	0.1%	1,775	1	0.6%	1,627	2	0.0%	0	0	0.4%	41,075	17
> 90 days	0.9%	13,546	5	0.0%	0	0	0.0%	0	0	0.8%	84,853	40
Total	1.0%	15,321	6	0.6%	1,627	2	1.9%	2,467	1	1.8%	196,288	82
Loans in Default [29]												
31 - 60 days	0.6%	9,288	10	0.8%	2,068	2	1.3%	1,678	1	0.6%	65,548	76
61 - 90 days	0.3%	3,859	5	0.7%	1,879	2	0.0%	0	0	0.3%	32,163	26
> 90 days	1.1%	16,650	24	3.2%	8,473	5	3.8%	4,885	3	1.6%	179,960	131
MIP	0.4%	6,518	7	0.6%	1,633	2	0.0%	0	0	1.2%	128,858	31
Total	2.5%	36,315	46	5.3%	14,053	11	5.1%	6,563	4	3.7%	406,529	264
Total performing past due & loans in default	3.5%	51,636	52	5.9%	15,680	13	7.0%	9,030	5	5.4%	602,818	346
Fair Value of past due & loans in default held		77,751			21,456			12,606			1,019,424	
Total Performing Assets	97.5%	1,423,897		94.7%	251,493		94.9%	121,682		96.3%	10,686,409	
Default Asset Ratio	2.5%	36,315		5.3%	14,053		5.1%	6,563		3.7%	406,529	
Mortgage Investments in Hardship [30]	0.6%	8,216	9	2.1%	5,591	5	0.0%	0	0	0.5%	53,028	54

	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a [16]	6.10%			7.50%			from 6.75% [17]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Portfolio Allocation												
Cash	2.8%	4,020	n/a	1.5%	13,041	n/a	0.0%	0	n/a	2.3%	318,412	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	34.5%	304,157	n/a	0.0%	0	n/a	2.3%	320,000	n/a
Credit Assets – Private Credit [31]	0.0%	0	n/a	21.5%	189,606	n/a	0.0%	0	n/a	1.4%	189,606	n/a
Mortgage Investments	97.2%	141,792	154	42.4%	373,793	349	100.0%	313,861	323	94.0%	12,995,733	13,850
Total	100.0%	145,812	154	100.0%	880,596	349	100.0%	313,861	323	100.0%	13,823,751	13,850
Mortgage Investments performing but past due [28]												
31 - 60 days	1.3%	2,010	1	0.2%	1,450	1	1.0%	3,549	6	0.6%	79,835	28
61 - 90 days	0.0%	0	0	0.0%	0	0	1.9%	6,436	8	0.4%	50,913	21
> 90 days	0.0%	0	0	0.2%	2,024	2	1.8%	6,332	12	0.7%	106,756	49
Total	1.3%	2,010	1	0.4%	3,474	3	4.7%	16,317	26	1.7%	237,505	98
Loans in Default [29]												
31 - 60 days	0.0%	0	0	0.4%	3,511	3	1.5%	5,055	3	0.6%	87,148	93
61 - 90 days	1.5%	2,268	1	0.2%	1,561	1	0.1%	472	4	0.3%	42,203	36
> 90 days	0.0%	0	0	0.3%	2,874	4	1.3%	4,486	6	1.5%	217,329	168
MIP	0.7%	1,050	1	0.6%	5,793	2	1.5%	5,056	5	1.0%	148,909	43
Total	2.2%	3,318	2	1.5%	13,740	10	4.4%	15,069	18	3.5%	495,588	340
Total performing past due & loans in default	3.6%	5,328	3	1.9%	17,214	13	9.5%	31,387	44	5.1%	733,093	438
Fair Value of past due & loans in default held		10,150			26,699			58,131			1,226,217	
Total Performing Assets	97.8%	145,812		98.5%	880,596		95.4%	313,861		96.5%	13,823,751	
Default Asset Ratio	2.2%	3,318		1.5%	13,740		4.6%	15,069		3.5%	495,588	
Mortgage Investments in Hardship [30]	0.7%	1,100	1	0.3%	3,024	2	0.1%	400	1	0.5%	71,358	72

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 28 February 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.