

La Trobe Australian Credit Fund Investment Snapshot

As at 30 June 2026



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

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

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

Feature	Classic Notice Account [*] APIR: LTC0001AU ISIN: AU60LTC00018	90 Day Notice Account [*] APIR: LTC9067AU ISIN: AU60LTC90670	6 Month Notice Account [*] APIR: LTC4034AU ISIN: AU60LTC40345	12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026	2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570	4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016	Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024	Fund Total ARSN: 088 178 321																				
Returns % p.a. ¹	5.15%	5.35%	5.55%	6.75%	6.85%	8.25%	From 7.50% ²																					
Rates of Return	Variable Rate	Variable Rate	Variable Rate	Variable Rate	Variable Rate	Variable Rate	Fixed / Variable Rate																					
Benchmark	Official Cash Rate + 0.5%	Official Cash Rate + 1.0%	Official Cash Rate + 1.5%	Bloomberg AusBond Bank Bill Index + 1.5%	Bloomberg AusBond Bank Bill Index + 1.65%	Bloomberg AusBond Bank Bill Index + 3.0%	n/a																					
Minimum Investment	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$250,000.00	\$1,000.00																					
Investment Term	Perpetual ^{(2 days notice) #}	Perpetual ^{(90 days notice) #}	Perpetual ^{(180 days notice) #}	12 months	24 months	4 years	1 - 5 years																					
Indicative Risk Level ³	Low-Medium	Low-Medium	Low-Medium	Low - Medium	Medium	High	High-Very High																					
Investment Structure	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Pooled - we select the investment portfolio (risk of investment pool shared)	Peer to peer (P2P) - you select the investment & risk level (risk specific to each investment)																					
Independent Ratings ⁴	Lipper Leaders ① Return - Total ① Return - Consistent ⑤ Preservation	N/A	N/A	Zenith Partners - Recommended Lonsec - Recommended SQM research - 4.50 stars Lipper Leaders: ③ Return - Total ③ Return - Consistent ⑤ Preservation	N/A	Lipper Leaders ③ Return - Total ③ Return - Consistent ⑤ Preservation	SQM research - 4.50 stars	Foresight Analytics - Superior																				
Indirect Cost Ratio (ICR) Financial Year Ended 30 June 2025	2.96%	2.93%	2.34%	1.83%*	1.85%	0.46%	1.55%	1.91%																				
Investor Reserve	0.38%	0.82%	0.52%	0.22%	0.39%	0.01%	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	\$ 1,382.9 Million	\$ 223.1 Million	\$ 105.5 Million	\$ 11,542.2 Million	\$ 155.7 Million	\$ 961.1 Million	\$ 316.1 Million	\$ 14,686.6 Million																				
Total Number of Mortgages ⁵	1,216	256	128	10,789	141	212	375	12,523																				
Total Mortgages	\$ 1,118.6 Million	\$ 199.1 Million	\$ 59.9 Million	\$ 11,331.9 Million	\$ 149.7 Million	\$ 320.7 Million	\$ 316.1 Million	\$ 13,495.9 Million																				
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	99.0%	99.9%																				
Average Mortgage Investment	\$ 919,867	\$ 777,679	\$ 467,791	\$1,050,320	\$ 1,061,995	\$ 1,512,681	\$842,884	\$1,077,692																				
Range of Mortgage Loans	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$25,000,000	\$10,000 : \$50,000,000	\$10,000 : \$50,000,000	\$10,000 : \$36,151,000	\$10,000 : \$50,000,000																				
Largest Mortgage Investment: % of the portfolio	\$33,849,882 : 2.4%	\$10,000,150 : 4.5%	\$5,000,000 : 4.7%	\$27,940,191* : 0.2%	\$4,000,120 : 2.6%	\$17,716,424 : 1.8%	\$9,161,123 : 2.9%	\$33,849,882 : 0.2%																				
Top 10 Largest Mortgage Investments in Aggregate	\$188,064,507 : 13.6%	\$61,271,600 : 27.5%	\$27,525,188 : 26.1%	\$227,811,640 : 2.0%	\$30,405,830 : 19.5%	\$85,744,267 : 8.9%	\$53,774,926 : 17.0%	\$316,210,089 : 2.2%																				
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	\$56,885,142 : 4.1%	\$10,000,150 : 4.5%	\$5,000,000 : 4.7%	\$41,812,671 : 0.4%	\$5,000,002 : 3.2%	\$17,716,424 : 1.8%	\$9,161,123 : 2.9%	\$84,329,755 : 0.6%																				
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	\$205,606,378 : 14.9%	\$63,872,148 : 28.6%	\$27,625,188 : 26.2%	\$314,821,096 : 2.7%	\$32,405,830 : 20.8%	\$91,496,401 : 9.5%	\$56,579,240 : 17.9%	\$502,086,101 : 3.4%																				
Weighted Average LVR ⁶	71.8%	69.3%	70.2%	67.5%	69.4%	70.0%	60.5%	67.8% (Excludes Special Mandates)																				
Default loans > 30 days ^{7,8}	2.7%	5.3%	6.6%	3.6%	4.0%	1.9%	5.1% (Excludes Special Mandates)	3.5% (Excludes Special Mandates)																				
Number and value of default loans > 30 days	48 : \$36,989,463	11 : \$11,869,520	4 : \$6,990,926	262 : \$419,885,265	3 : \$6,285,945	15 : \$18,627,208	15 : \$15,332,655	343 : \$515,980,982																				
Payment in kind arrangements ⁹	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil																				
Pre-paid and capitalised interest loans	57 : \$205,439,211	72 : \$57,285,676	53 : \$20,241,349	1711 : \$3,312,302,332	45 : \$73,392,498	36 : \$112,775,694	238 : \$209,221,047	1815 : \$3,990,657,807																				
Undrawn loan commitments	219 : \$223,171,957	17 : \$2,585,926	3 : \$96,247	2,920 : \$2,082,945,661	5 : \$1,847,550	6 : \$59,468,575	0 : \$0	3,170 : \$2,370,115,917																				
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil																				
Investments > \$1M ¹⁰	260 : \$672,417,201	56 : \$135,561,719	18 : \$39,700,996	2,765 : \$8,067,067,233	58 : \$109,513,989	100 : \$263,256,304	86 : \$193,797,056	3,273 : \$9,610,723,588																				
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 4.65%	3yr 4.96%	5yr 3.93%	7yr 3.24%	1yr 4.89%	3yr 5.25%	5yr 4.36%	7yr n/a	1yr 5.12%	3yr 5.50%	5yr n/a	7yr n/a	1yr 6.39%	3yr 6.65%	5yr 5.91%	7yr 5.59%	1yr 6.49%	3yr 6.76%	5yr n/a	7yr n/a	1yr 8.01%	3yr 8.37%	5yr 7.47%	7yr 7.07%	1yr 8.83%	3yr 8.96%	5yr 8.43%	7yr 8.29%
Rolling Benchmark Return Rate % p.a. ^{13,14}	4.44%	4.71%	3.65%	2.86%	4.96%	5.23%	4.17%	n/a	5.48%	5.75%	n/a	n/a	5.42%	5.76%	4.65%	3.88%	5.58%	5.92%	n/a	n/a	7.01%	7.35%	6.23%	5.44%	n/a	n/a	n/a	n/a
Benchmark Outperformance	0.21%	0.26%	0.27%	0.38%	(0.07%)	0.03%	0.19%	n/a	(0.37%)	(0.25%)	n/a	n/a	0.97%	0.89%	1.26%	1.71%	0.92%	0.84%	n/a	n/a	1.01%	1.02%	1.24%	1.63%	n/a ¹⁴	n/a ¹⁴	n/a ¹⁴	n/a ¹⁴
Annualised Asset Impairment (% of AUM)	0.03%	0.05%	0.07%	0.06%	0.00%	0.01%	0.00%	n/a	0.00%	0.00%	n/a	n/a	0.02%	0.03%	0.03%	0.03%	0.24%	0.08%	n/a	n/a	0.00%	0.00%	0.00%	0.00%	0.00%	0.09%	0.42%	0.30%
Investor Capital Return at Redemption (Since Inception)	100%				100%				100%				100%				100%				100%				n/a ¹⁴			
Investor Liquidity at Maturity (Since Inception) ¹⁵	100%				100%				100%				100%				100%				100%				n/a ¹⁴			

NOTES: Figures shown are reported on loan balances in the La Trobe Australian Credit Fund ARSN: 088 178 321. These may differ from figures provided in the statutory accounts which are based on investment balances in the Fund. 1. The rates of return on your investment were current at 30 June 2026. The rates of return are reviewed and determined monthly and may increase or decrease each month. The applicable distribution for any given month is paid at the start of the following month. The rates of return are not guaranteed and are determined by the future revenue of the Credit Fund and may be lower than expected. An investment in the Credit Fund is not a bank deposit, and investors risk losing some or all of their principal investment. Past performance is not a reliable indicator of future performance. **Withdrawal rights are subject to liquidity and may be delayed or suspended.** Peer-to-Peer returns are specific to individual mortgages and therefore subject to availability. Visit our website for further information. 2. Subject to availability. 3. We provide this risk classification as a guide and it describes the risk based on the investment strategy of the investment account and underlying asset base. In assessing the risks of each investment account, we have had reference to the categories of risk described in the Standard Risk Measure Guidance Paper for Trustees issued jointly by the Financial Services Council (of which we are a member) and the Association of Superannuation Funds of Australia dated July 2011. 4. Please view our awards and ratings on our website <https://www.latrobefinancial.com.au/about-us/awards-and-ratings/>. Further information regarding the Lipper Leaders rating can be found on the LSEG website: <https://www.lseg.com/en/data-analytics/asset-management-solutions/lipper-fund-performance>. 5. The Investment Accounts may invest in the same mortgage. Loan numbers refer to the number of loans only and do not reflect the number of individual securities. 6. The Fund Total weighted average LVR is calculated excluding Special Mandates (as that term is defined in the PDS). 7. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments. 8. From time to time we take on the administration of third party originated mortgage books into the Peer-to-Peer, that may have higher arrears than our own loans, and we do so on a "workout recovery" basis to repair the transferred portfolio. These loans are excluded from the Peer-to-Peer and Fund Total Arrears figures. 9. La Trobe Financial does not offer payment in kind (PIK) loans to borrowers, which are loans which allow borrowers to defer cash interest payments and to instead capitalise that amount into the loan balance. La Trobe Financial does however provide loans with a capitalised interest budget, which is drawn down by La Trobe Financial across the life of the loan to meet interest payment obligations (disclosed at row entitled "Pre-paid and capitalised interest loans"). 10. The total Fund Investments >\$1m will not equal the sum of each individual Account's investments as multiple Accounts can invest in a single loan. The Fund currently does not use derivatives for investment return management. 11. The Fund does not have any borrowings. 12. Past performance is not a reliable indicator of future performance. Returns are calculated on a compounded basis. 13. The benchmark for the 12 Month Investment Account changed in January 2015 to the Bloomberg AusBond Bank Bill Index +150bps. 14. The Select Investment Account is a peer to peer investment and its performance profile depends on the characteristics of the underlying loan(s) selected by each investor. 15. We buttress account-level liquidity with a comprehensive liquidity framework that is actively managed by our Portfolio Management team on a daily basis. This framework includes short, medium & long term liquidity forecasting, a detailed key risk indicator analysis, monthly stress testing and a contingent liquidity plan with multiple alternative funding pools and liquidity levers. # We will make every endeavour to release your funds after receiving your withdrawal request: within 2 business days for the Classic Notice Account, 90 days for the 90 Day Notice Account, and 180 days for the 6 Month Notice Account. However, we have 12-months under the Fund's Constitution to fulfill the request. When determining whether to honour your withdrawal request within the specified timeframes we have to have regard to the Fund's ability to realise for value the relevant assets and the best interests of investors. **While there is a risk of not honouring your withdrawal request within 2 business days, 90 days or 180 days**, it's important to note that there has never been a case in the history of the Fund when we have not honoured a withdrawal request on time due to a lack of liquidity. ^There is one loan in the portfolio with a current balance above the maximum \$25.0m. The approved balance for this loan is \$23.4m, however due to accrued fees and interest it now exceeds \$25.0m. This loan is actively managed by La Trobe Financial's risk team in accordance with standard procedure.

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

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

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 June 2026



	Classic Notice Account [#] APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account [#] APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account [#] APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a ¹⁶	5.15%			5.35%			5.55%			6.75%			6.85%			8.25%			from 7.25% 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	19.1%	264,387	n/a	10.8%	23,998	n/a	9.1%	9,616	n/a	1.8%	210,291	n/a	3.8%	5,929	n/a	1.1%	10,676	n/a	0.0%	0	n/a	3.6%	524,896	n/a
Credit Assets - Warehouse / RMBS ¹⁸	0.0%	0	n/a	0.0%	0	n/a	34.1%	36,000	n/a	0.0%	0	n/a	0.0%	0	n/a	44.1%	423,755	n/a	0.0%	0	n/a	3.1%	459,755	n/a
Credit Assets – Private Credit ³¹	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	21.4%	206,004	n/a	0.0%	0	n/a	1.4%	206,004	n/a
Residential	15.5%	213,896	171	42.9%	95,744	132	16.2%	17,039	47	61.0%	7,037,954	6,768	46.0%	71,604	47	5.3%	50,824	24	20.1%	63,686	100	51.5%	7,550,746	7,076
Land - vacant	2.5%	35,037	77	8.6%	19,282	21	5.7%	5,984	15	8.0%	926,359	844	8.9%	13,818	19	0.9%	8,710	7	14.7%	46,519	83	7.2%	1,055,709	973
Commercial	29.9%	412,839	521	13.2%	29,342	48	17.8%	18,731	35	10.8%	1,252,181	1,414	19.2%	29,855	42	8.3%	79,534	54	2.6%	8,307	17	12.5%	1,830,788	2,081
Industrial	25.5%	352,102	423	7.5%	16,715	32	13.9%	14,655	17	7.2%	834,453	1,225	12.8%	20,002	25	12.6%	121,192	108	2.1%	6,506	10	9.3%	1,365,626	1,811
Rural	0.1%	1,904	2	0.7%	1,525	1	0.0%	0	0	0.2%	17,469	32	0.0%	0	0	0.2%	2,215	2	0.2%	481	2	0.2%	23,593	37
Development Finance	7.4%	102,780	22	16.4%	36,479	22	3.3%	3,469	14	10.9%	1,263,483	506	9.3%	14,461	8	6.1%	58,214	17	55.3%	174,866	154	11.3%	1,653,753	536
Total (excluding Special Mandates ¹⁹ & Subordinated Credit)	100.0%	1,382,945	1,216	100.0%	223,084	256	100.0%	105,493	128	100.0%	11,542,190	10,789	100.0%	155,670	141	100.0%	961,123	212	95.0%	300,364	366	99.9%	14,670,869	12,514
Special Mandates ¹⁹	Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			5.0%	15,717	9	0.1%	15,717	9
Mezzanine / Subordinated Credit	Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			0.0%	0	0	Not Applicable			0.0%	0	0
Total	100.0%	1,382,945	1,216	100.0%	223,084	256	100.0%	105,493	128	100.0%	11,542,190	10,789	100.0%	155,670	141	100.0%	961,123	212	100.0%	316,081	375	100.0%	14,686,587	12,523
Mortgage Investment Portfolio Profile																			(Excludes Special Mandates ¹⁹)			(Excludes Special Mandates ¹⁹)		
Weighted Average LVR ²⁰	71.8%			69.3%			70.2%			67.5%			69.4%			70.0%			60.5%			67.8%		
Average Mortgage Investment		920			778			468			1,050			1,062			1,513			843			1,078	
Largest Mortgage Investment	2.4%	33,850		4.5%	10,000		4.7%	5,000		0.2%	27,940^		2.6%	4,000		1.8%	17,716		2.9%	9,161		0.2%	33,850	
Top 10 largest Mortgage Investments in aggregate	13.6%	188,065		27.5%	61,272		26.1%	27,525		2.0%	227,812		19.5%	30,406		8.9%	85,744		17.0%	53,775		2.2%	316,210	
Largest Single Borrower or Group Borrower Exposure	4.1%	56,885		4.5%	10,000		4.7%	5,000		0.4%	41,813		3.2%	5,000		1.8%	17,716		2.9%	9,161		0.6%	84,330	
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	14.9%	205,606		28.6%	63,872		26.2%	27,625		2.7%	314,821		20.8%	32,406		9.5%	91,496		17.9%	56,579		3.4%	502,086	
Undrawn loan commitments	16.1%	223,172	219	1.2%	2,586	17	0.1%	96	3	18.0%	2,082,946	2,920	1.2%	1,848	5	6.2%	59,469	6	0.0%	0	0	16.1%	2,370,116	3,170
Pre-paid & capitalised interest loans	14.9%	205,439	57	25.7%	57,286	72	19.2%	20,241	53	28.7%	3,312,302	1,711	47.1%	73,392	45	11.7%	112,776	36	66.2%	209,221	238	27.2%	3,990,658	1,815
Mortgage Investments by State																								
ACT	0.5%	5,550	10	0.0%	0	0	0.0%	0	0	1.0%	113,607	193	2.4%	3,645	2	0.8%	2,578	3	1.5%	4,419	5	1.0%	129,799	208
NSW	40.6%	454,457	374	46.6%	92,841	91	46.1%	27,576	60	43.7%	4,954,240	2,942	46.5%	69,683	52	34.3%	109,943	62	47.6%	143,080	151	43.4%	5,851,819	3,440
VIC	30.1%	336,151	436	28.8%	57,305	85	25.4%	15,189	34	31.1%	3,528,367	3,893	32.6%	48,843	46	34.6%	110,913	91	29.7%	89,319	133	31.1%	4,186,089	4,528
QLD	17.3%	193,491	214	15.3%	30,460	57	20.3%	12,167	26	15.6%	1,764,935	2,226	13.1%	19,663	22	15.6%	50,014	38	10.5%	31,553	34	15.6%	2,102,285	2,553
SA	4.4%	49,125	76	2.9%	5,729	10	2.8%	1,685	2	3.4%	380,888	573	1.5%	2,265	4	9.0%	28,705	11	3.5%	10,525	17	3.6%	478,922	677
WA	5.5%	61,897	80	5.0%	9,869	11	5.4%	3,259	6	4.3%	486,946	738	3.4%	5,108	12	5.8%	18,536	7	6.8%	20,287	23	4.5%	605,901	852
TAS	1.2%	13,578	16	1.4%	2,763	1	0.0%	0	0	0.7%	84,892	178	0.3%	386	2	0.0%	0	0	0.4%	1,180	3	0.8%	102,798	198
NT	0.4%	4,309	10	0.1%	119	1	0.0%	0	0	0.2%	18,025	46	0.1%	149	1	0.0%	0	0	0.0%	0	0	0.2%	22,602	58
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Mortgage Investments Return profile																								
<5.00%	0.1%	871	2	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%	871	2
5.00% - 5.99%	0.2%	1,786	4	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%	1,786	4
6.00% - 6.99%	0.4%	5,020	10	3.6%	7,115	7	0.0%	0	0	5.3%	598,591	535	0.0%	0	0	0.0%	0	0	1.2%	3,524	1	4.6%	614,250	552
7.00% - 7.99%	8.1%	90,473	147	12.6%	25,081	40	8.8%	5,258	12	21.2%	2,406,665	3,220	10.1%	15,078	11	0.5%	1,587	4	0.0%	0	0	18.9%	2,544,142	3,410
8.00% - 8.99%	52.4%	586,044	628	42.4%	84,484	139	47.5%	28,418	64	42.1%	4,767,734	4,440	49.8%	74,604	65	19.2%	61,666	33	6.7%	20,141	29	41.7%	5,623,090	5,258
9.00% - 9.99%	33.7%	376,648	377	21.8%	43,363	44	35.7%	21,392	33	22.1%	2,500,948	1,555	27.7%	41,454	51	66.5%	213,163	162	41.4%	124,209	189	24.6%	3,321,176	2,158
10.00% - 10.99%	3.8%	42,094	39	9.8%	19,501	17	7.2%	4,341	15	8.0%	902,980	643	10.0%	14,999	8	13.2%	42,209	11	46.8%	140,496	135	8.7%	1,166,620	707
11.00 - 11.99%	1.4%	15,588	7	9.8%	19,516	8	0.7%	436	3	1.2%	136,267	324	2.4%	3,606	6	0.6%	2,063	2	3.9%	11,712	11	1.4%	189,187	346
> or = 12.00%	0.0%	34	2	0.0%	27	1	0.1%	33	1	0.2%	18,715	72	0.0%	0	0	0.0%	0	0	0.1%	283	1	0.1%	19,092	77
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 June 2026



	Classic Notice Account [#] APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account [#] APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account [#] APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a ¹⁶	5.15%			5.35%			5.55%			6.75%			6.85%			8.25%			from 7.25% ¹⁷					
Loan Maturity Profile	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
0 - 6 months	17.0%	189,633	42	29.5%	58,766	70	18.1%	10,821	44	21.1%	2,396,286	986	50.4%	75,459	44	23.6%	75,619	25	63.5%	190,831	224	22.2%	2,997,415	1,090
7 - 12 months	3.0%	34,059	30	11.2%	22,341	18	9.5%	5,703	13	12.5%	1,417,048	885	11.9%	17,773	18	13.1%	42,152	18	24.8%	74,425	92	12.0%	1,613,501	947
13 - 24 months	8.6%	95,833	75	10.7%	21,341	26	13.7%	8,211	14	9.0%	1,018,418	860	5.2%	7,860	12	15.3%	49,181	17	6.9%	20,749	39	9.1%	1,221,594	963
25 - 36 months	1.6%	17,552	7	1.8%	3,490	10	0.6%	350	7	2.3%	262,673	86	1.5%	2,188	5	0.0%	0	0	4.3%	12,795	6	2.2%	299,049	100
37 - 60 months	1.2%	13,482	11	0.3%	500	5	0.5%	289	6	2.1%	234,633	101	3.9%	5,806	5	1.5%	4,777	6	0.5%	1,564	5	1.9%	261,050	118
61+ months	68.7%	767,998	1,051	46.5%	92,649	127	57.6%	34,503	44	53.0%	6,002,842	7,871	27.2%	40,656	57	46.4%	148,959	146	0.0%	0	0	52.6%	7,087,606	9,296
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
LVR Profile ²⁰																								
< 50%	1.4%	16,149	27	6.6%	13,044	19	1.1%	666	7	6.2%	703,450	1,211	3.8%	5,746	8	0.3%	868	3	13.1%	39,476	59	5.8%	779,399	1,271
50% - 59.99%	5.8%	65,111	26	3.8%	7,532	24	5.8%	3,449	21	11.0%	1,246,106	1,259	7.9%	11,887	9	5.7%	18,272	9	16.4%	49,145	61	10.4%	1,401,502	1,301
60% - 69.99%	13.4%	149,387	65	35.3%	70,234	61	32.3%	19,344	37	29.8%	3,371,773	2,787	20.9%	31,261	23	32.9%	105,365	28	51.0%	153,201	148	28.9%	3,900,565	2,894
70% - 79.99%	75.9%	848,612	1,037	34.9%	69,544	104	54.8%	32,824	57	39.6%	4,492,536	3,647	65.9%	98,608	99	60.8%	194,937	171	19.5%	58,542	98	43.0%	5,795,602	5,046
= 80%	3.5%	39,298	61	19.5%	38,732	48	6.0%	3,594	6	13.4%	1,518,035	1,885	1.5%	2,240	2	0.4%	1,247	1	0.0%	0	0	11.9%	1,603,145	2,002
> 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%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Rate Type																								
Fixed Rate	10.6%	118,647	46	21.0%	41,761	46	12.1%	7,216	31	23.5%	2,660,841	1,412	36.5%	54,693	36	22.5%	72,079	32	72.9%	218,921	225	23.5%	3,174,158	1,512
Variable Rate	89.4%	999,911	1,170	79.0%	157,325	210	87.9%	52,661	97	76.5%	8,671,059	9,377	63.5%	95,048	105	77.5%	248,609	180	27.1%	81,443	141	76.5%	10,306,056	11,002
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Borrower Previous Credit Events ²¹																								
0	97.4%	1,088,981	1,176	97.8%	194,728	249	99.8%	59,738	125	96.1%	10,893,650	10,316	97.7%	146,371	138	96.2%	308,420	201	95.9%	288,180	355	96.3%	12,980,069	11,983
1	2.6%	28,904	39	2.2%	4,358	7	0.2%	139	3	3.6%	408,070	436	2.3%	3,370	3	3.8%	12,269	11	4.1%	12,184	11	3.5%	469,293	493
>=2	0.1%	673	1	0.0%	0	0	0.0%	0	0	0.3%	30,180	37	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.2%	30,852	38
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Equifax Borrower Credit Score																								
Excellent - (833 - 1200)	42.6%	476,221	613	40.9%	81,460	125	47.9%	28,681	60	51.3%	5,808,829	5,732	58.8%	88,008	82	40.7%	130,430	98	51.8%	155,467	192	50.2%	6,769,098	6,610
Very Good - (726 - 832)	37.5%	418,942	389	37.4%	74,539	84	39.1%	23,408	46	31.3%	3,547,384	3,097	29.3%	43,920	37	41.2%	132,271	77	34.3%	103,143	120	32.2%	4,343,606	3,642
Good - (622 - 725)	14.9%	166,111	156	16.1%	31,995	30	3.8%	2,274	13	12.2%	1,383,994	1,108	5.4%	8,151	12	8.8%	28,219	23	12.6%	37,774	42	12.3%	1,658,518	1,309
Average - (510 - 621)	4.2%	47,312	29	2.5%	5,031	7	8.9%	5,356	5	3.3%	377,979	398	3.2%	4,820	4	8.3%	26,673	12	0.7%	2,012	5	3.5%	469,183	448
Below Average - (0 - 509)	0.9%	9,972	29	3.0%	6,060	10	0.3%	159	4	1.9%	213,713	454	3.2%	4,843	6	1.0%	3,095	2	0.7%	1,968	7	1.8%	239,809	505
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
La Trobe Financial Borrower Credit Grade ²²																								
A	97.0%	1,085,503	1,169	97.3%	193,771	247	99.9%	59,788	126	95.4%	10,811,831	10,246	94.8%	141,911	134	97.1%	311,243	201	97.1%	291,748	352	95.7%	12,895,796	11,900
B	1.9%	21,333	30	2.7%	5,315	9	0.1%	89	2	3.5%	394,043	395	5.2%	7,830	7	2.5%	8,001	9	2.7%	8,020	12	3.3%	444,631	447
C1	1.0%	11,093	13	0.0%	0	0	0.0%	0	0	0.9%	103,485	109	0.0%	0	0	0.0%	0	0	0.2%	596	2	0.9%	115,173	122
C2	0.1%	629	4	0.0%	0	0	0.0%	0	0	0.2%	18,606	29	0.0%	0	0	0.1%	471	1	0.0%	0	0	0.1%	19,706	34
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	3,933	10	0.0%	0	0	0.3%	974	1	0.0%	0	0	0.0%	4,907	11
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
La Trobe Financial Loan Quality ²³																								
Super Prime	24.0%	268,366	330	25.3%	50,432	83	46.0%	27,564	58	28.0%	3,176,049	3,664	45.5%	68,097	62	15.3%	49,138	25	49.0%	147,115	150	28.1%	3,786,762	4,114
Prime	30.1%	336,950	388	42.6%	84,825	95	14.1%	8,424	34	32.9%	3,725,044	3,844	31.0%	46,460	43	27.0%	86,455	41	35.5%	106,623	146	32.6%	4,394,781	4,380
Near Prime (≤ 70% LVR)	6.4%	72,058	55	12.7%	25,282	31	10.6%	6,318	22	17.9%	2,026,460	1,436	8.0%	12,042	13	8.1%	26,052	15	14.7%	44,165	64	16.4%	2,212,378	1,530
Near Prime (>70% LVR)	35.7%	399,380	417	16.8%	33,515	42	22.1%	13,253	12	18.5%	2,091,938	1,592	14.3%	21,486	21	40.7%	130,483	119	0.4%	1,072	2	20.0%	2,691,127	2,195
Specialist	3.7%	41,804	26	2.5%	5,031	5	7.2%	4,318	2	2.8%	312,408	253	1.1%	1,656	2	8.9%	28,559	12	0.5%	1,388	4	2.9%	395,165	295
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 June 2026



	Classic Notice Account [#] APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account [#] APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account [#] APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a ¹⁶	5.15%			5.35%			5.55%			6.75%			6.85%			8.25%			from 7.25% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Debt to Income Ratio																								
<= 4x	45.7%	510,630	520	61.8%	122,958	143	39.4%	23,575	74	52.1%	5,906,476	4,555	59.6%	89,288	71	59.1%	189,622	108	84.6%	254,182	282	52.6%	7,096,731	5,291
>4x <=6x	34.4%	385,085	460	20.5%	40,844	52	40.1%	24,030	29	28.9%	3,272,120	3,168	12.7%	19,069	24	24.9%	79,964	76	6.1%	18,448	38	28.5%	3,839,561	3,792
>6x <=7x	10.0%	111,873	129	7.6%	15,131	26	7.4%	4,409	13	7.6%	861,081	1,204	10.9%	16,375	14	6.9%	22,200	9	1.2%	3,726	8	7.7%	1,034,794	1,378
>7x	9.9%	110,970	107	10.1%	20,153	35	13.1%	7,864	12	11.4%	1,292,223	1,862	16.7%	25,009	32	9.0%	28,901	19	8.0%	24,008	38	11.2%	1,509,128	2,053
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Borrower Type																								
Individual	12.3%	137,924	221	23.3%	46,393	56	10.7%	6,408	14	26.0%	2,945,592	3,033	6.8%	10,141	11	9.8%	31,346	37	1.5%	4,413	15	23.6%	3,182,218	3,365
Trust	32.6%	364,364	295	26.0%	51,739	70	42.7%	25,544	48	29.4%	3,330,337	1,975	41.8%	62,634	46	44.6%	142,967	98	44.0%	132,254	162	30.5%	4,109,838	2,433
Company	27.5%	307,309	183	35.3%	70,367	66	28.1%	16,836	41	30.7%	3,477,648	1,928	35.9%	53,796	43	43.6%	139,675	64	54.3%	163,136	187	31.4%	4,228,767	2,203
SMSF	27.6%	308,961	517	15.4%	30,587	64	18.5%	11,089	25	13.9%	1,578,323	3,853	15.5%	23,170	41	2.1%	6,701	13	0.2%	561	2	14.5%	1,959,392	4,513
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Investment Amount																								
<=50,000	0.1%	692	39	0.1%	130	9	2.8%	1,651	36	0.1%	6,610	423	0.0%	34	1	0.0%	43	5	0.2%	621	26	0.1%	9,782	416
>50,000 <=100,000	0.1%	1,118	13	2.0%	4,016	42	3.6%	2,165	35	0.2%	20,944	272	0.1%	99	1	0.2%	767	8	0.5%	1,646	22	0.2%	30,756	278
>100,000 <=250,000	2.4%	27,021	137	3.4%	6,701	51	3.2%	1,898	12	2.2%	254,562	1,417	1.8%	2,699	15	0.5%	1,692	11	3.4%	10,361	61	2.3%	304,935	1,598
>250,000 <=500,000	12.3%	137,459	366	10.0%	19,910	53	8.7%	5,227	14	11.5%	1,299,694	3,448	7.0%	10,475	28	3.1%	10,079	28	10.5%	31,676	85	11.2%	1,514,521	3,942
>500,000 <=1,000,000	25.0%	279,850	401	16.5%	32,767	45	15.4%	9,234	13	14.9%	1,683,022	2,464	18.0%	26,919	38	14.0%	44,851	60	20.7%	62,263	86	15.9%	2,138,906	3,007
>1,000,000 <=5,000,000	37.9%	423,608	242	44.3%	88,175	50	66.3%	39,701	18	49.2%	5,579,241	2,474	73.1%	109,514	58	52.0%	166,707	88	53.7%	161,319	81	48.7%	6,568,264	2,932
>5,000,000	22.2%	248,809	18	23.8%	47,387	6	0.0%	0	0	22.0%	2,487,827	291	0.0%	0	0	30.1%	96,550	12	10.8%	32,478	5	21.6%	2,913,050	341
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Loan Vintage by Year ²⁴																								
2026	25.2%	281,909	288	4.8%	9,631	27	5.1%	3,077	16	30.4%	3,449,794	3245	5.1%	7,588	11	12.0%	38,485	17	4.4%	13,306	33	28.2%	3,803,790	3553
2025	41.9%	468,757	387	34.4%	68,416	75	37.1%	22,186	54	39.6%	4,488,857	3,541	44.4%	66,443	43	39.8%	127,522	66	57.9%	173,877	194	40.2%	5,416,059	4,023
2024	17.5%	195,202	243	30.3%	60,247	48	8.0%	4,795	9	13.5%	1,535,406	1,160	16.0%	23,987	18	29.9%	95,828	70	24.1%	72,398	75	14.7%	1,987,864	1,520
2023	7.9%	88,546	145	19.5%	38,781	61	10.6%	6,332	11	7.5%	854,666	700	11.2%	16,745	17	11.8%	37,804	34	6.8%	20,538	27	7.9%	1,063,412	955
2022	5.5%	61,533	95	5.4%	10,707	20	26.7%	15,998	17	3.9%	436,562	470	16.7%	24,932	33	6.0%	19,171	23	2.0%	6,051	17	4.3%	574,955	659
2021	0.9%	9,704	23	2.8%	5,595	11	4.6%	2,775	8	1.8%	202,054	362	4.3%	6,468	13	0.6%	1,841	1	0.6%	1,677	4	1.7%	230,115	418
Before 2021	1.2%	12,906	35	2.9%	5,708	14	7.9%	4,714	13	3.2%	364,560	1,311	2.4%	3,577	6	0.0%	38	1	4.2%	12,517	16	3.0%	404,019	1,386
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Seasoning ²⁵																								
0 - 6 months	29.7%	332,263	338	10.1%	20,062	41	7.0%	4,163	27	39.4%	4,460,129	3,950	10.1%	15,090	17	20.4%	65,404	25	13.1%	39,429	70	36.6%	4,936,542	4,314
7 - 12 months	31.7%	354,399	239	28.5%	56,833	56	27.0%	16,147	39	24.5%	2,780,257	2,163	30.2%	45,276	29	30.9%	99,043	43	38.3%	115,009	121	25.7%	3,466,964	2,459
13 - 24 months	16.8%	187,702	254	25.9%	51,605	46	17.0%	10,167	15	18.7%	2,114,178	1,617	28.5%	42,713	30	27.9%	89,589	81	36.2%	108,808	132	19.3%	2,604,763	2,019
25 - 36 months	11.9%	132,668	186	16.4%	32,698	34	5.7%	3,384	5	7.8%	885,296	751	8.2%	12,305	13	12.1%	38,704	32	9.8%	29,502	26	8.4%	1,134,556	1,012
37 - 60 months	8.7%	97,491	161	16.8%	33,546	68	39.7%	23,749	29	6.6%	743,820	935	21.5%	32,265	48	8.7%	27,909	30	1.2%	3,640	14	7.1%	962,419	1,269
61+ months	1.3%	14,036	38	2.2%	4,341	11	3.8%	2,267	13	3.1%	348,219	1,373	1.4%	2,092	4	0.0%	38	1	1.3%	3,975	3	2.8%	374,970	1,441
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Security Location (QBE LMI) ²⁶																								
Metro	86.3%	965,860	997	75.2%	149,753	214	94.4%	56,533	112	91.3%	10,349,780	8,662	87.6%	131,102	115	83.4%	267,401	183	93.9%	281,961	319	90.5%	12,202,389	10,064
Regional	9.9%	110,329	173	9.9%	19,748	24	4.1%	2,438	10	7.3%	830,054	1,654	10.1%	15,163	20	12.3%	39,389	23	5.4%	16,186	39	7.7%	1,033,307	1,900
Other	3.8%	42,369	46	14.9%	29,585	18	1.5%	906	6	1.3%	152,065	473	2.3%	3,477	6	4.3%	13,898	6	0.7%	2,217	8	1.8%	244,518	550
Total	100.0%	1,118,558	1,216	100.0%	199,086	256	100.0%	59,877	128	100.0%	11,331,899	10,789	100.0%	149,741	141	100.0%	320,688	212	100.0%	300,364	366	100.0%	13,480,214	12,514
Security Location (Standard & Poors) ²⁷																								
Metro	85.2%	952,617	969	79.0%	157,261	212																		

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 June 2026



	Classic Notice Account [#] APIR: LTC0001AU ISIN: AU60LTC00018			90 Day Notice Account [#] APIR: LTC9067AU ISIN: AU60LTC90670			6 Month Notice Account [#] APIR: LTC4034AU ISIN: AU60LTC40345			12 Month Investment Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Investment Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Investment Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a ¹⁶	5.15%			5.35%			5.55%			6.75%			6.85%			8.25%			from 7.25% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Portfolio Allocation																								
Cash	19.6%	264,387	n/a	11.4%	23,998	n/a	9.8%	9,616	n/a	1.9%	210,291	n/a	4.0%	5,929	n/a	1.1%	10,676	n/a	0.0%	0	n/a	3.7%	524,896	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	36.5%	36,000	n/a	0.0%	0	n/a	0.0%	0	n/a	45.0%	423,755	n/a	0.0%	0	n/a	3.2%	459,755	n/a
Credit Assets – Private Credit ³¹	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	21.9%	206,004	n/a	0.0%	0	n/a	1.5%	206,004	n/a
Mortgage Investments	80.4%	1,081,568	1,168	88.6%	187,216	245	53.7%	52,886	124	98.1%	10,912,014	10,527	96.0%	143,455	138	32.0%	302,061	197	100.0%	285,031	351	91.6%	12,964,233	12,171
Total	100.0%	1,345,955	1,168	100.0%	211,215	245	100.0%	98,502	124	100.0%	11,122,305	10,527	100.0%	149,384	138	100.0%	942,496	197	100.0%	285,031	351	100.0%	14,154,888	12,171
Mortgage Investments performing but past due ²⁸																								
31 - 60 days	0.0%	0	0	0.9%	2,076	2	0.0%	0	0	0.5%	59,489	31	2.4%	3,761	2	0.1%	1,000	1	1.0%	3,142	7	0.5%	69,469	35
61 - 90 days	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.4%	41,659	21	0.8%	1,221	1	0.0%	0	0	3.6%	11,529	10	0.4%	54,409	23
> 90 days	1.5%	20,807	4	4.9%	10,925	3	0.0%	0	0	0.9%	108,709	44	4.3%	6,641	5	0.3%	2,555	2	3.9%	12,351	15	1.1%	161,989	57
Total	1.5%	20,807	4	5.8%	13,001	5	0.0%	0	0	1.8%	209,858	96	7.5%	11,624	8	0.4%	3,555	3	8.5%	27,022	32	1.9%	285,867	115
Loans in Default ²⁹																								
31 - 60 days	0.5%	7,371	11	0.7%	1,565	3	3.4%	3,610	2	0.8%	94,008	63	1.6%	2,566	1	0.5%	4,828	3	1.9%	6,125	5	0.8%	120,073	83
61 - 90 days	0.2%	2,166	3	0.6%	1,381	1	1.7%	1,829	1	0.3%	32,754	23	0.0%	0	0	0.4%	4,114	3	0.1%	400	1	0.3%	42,645	31
> 90 days	1.5%	20,959	28	3.6%	7,970	6	1.5%	1,552	1	1.6%	186,427	144	1.7%	2,670	1	0.9%	8,521	8	1.4%	4,349	6	1.6%	232,448	188
MIP	0.5%	6,494	6	0.4%	953	1	0.0%	0	0	0.9%	106,695	32	0.7%	1,050	1	0.1%	1,164	1	1.4%	4,458	3	0.8%	120,814	41
Total	2.7%	36,989	48	5.3%	11,870	11	6.6%	6,991	4	3.6%	419,885	262	4.0%	6,286	3	1.9%	18,627	15	4.9%	15,333	15	3.5%	515,981	343
Total performing past due & loans in default	4.2%	57,796	52	11.1%	24,871	16	6.6%	6,991	4	5.5%	629,743	358	11.5%	17,910	11	2.3%	22,183	18	14.1%	42,354	47	5.5%	801,848	458
Fair Value of past due & loans in default held		84,218			39,110			9,900			1,092,572			32,429			35,697			85,869			1,379,794	
Total Performing Assets	97.3%	1,345,955		94.7%	211,215		93.4%	98,502		96.4%	11,122,305		96.0%	149,384		98.1%	942,496		94.9%	285,031		96.5%	14,154,888	
Default Asset Ratio	2.7%	36,989		5.3%	11,870		6.6%	6,991		3.6%	419,885		4.0%	6,286		1.9%	18,627		5.1%	15,333		3.5%	515,981	
Mortgage Investments in Hardship ³⁰	0.9%	9,581	11	1.0%	2,073	3	0.0%	0	0	0.8%	86,392	70	0.0%	0	0	1.4%	4,339	4	0.1%	232	1	0.8%	102,617	88

NOTES: All figures shown as percentages are based on dollar values and are reported on loan balances in the Fund. These may differ from figures provided in the statutory accounts which are based on the investment balances in the Fund. The Investment Accounts may invest in the same mortgage. Loan numbers refer to the number of loans only and do not reflect the number of individual securities. 16. The rates of return on your investment were current at 30 June 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.