

Issue Date: 16 December 2025

This Target Market Determination (**TMD**) is required under section 994B of the *Corporations Act 2001* (Cth) (**Act**). It describes the class of consumers that comprises the target market for the Fund Product and matters relevant to the Fund Product's distribution and review (specifically, distribution conditions, triggers to review the target market and reporting requirements). Distributors must take reasonable steps that will, or are reasonably likely to, result in distribution of the Fund Product being consistent with the most recent TMD (unless the distribution is excluded conduct). It forms part of the Issuer's design and distribution arrangements for the Fund Product.

This document is not a product disclosure statement, and is not a summary of the product features or terms of the Fund Product. This document does not take into account any person's individual objectives, financial situation or needs. Consumers interested in acquiring this Fund Product should carefully read the Product Disclosure Statement (**PDS**) for the La Trobe Australian Credit Fund (**Fund**) before deciding whether to acquire this Fund Product.

1. Product and Issuer Description

Fund Product	La Trobe Australian Credit Fund – 4 Year Account
Issuer	La Trobe Financial Asset Management Limited AFSL 222213, ABN 27 007 332 363
Fund Manager	La Trobe Financial Services Pty Limited ABN 30 006 479 527
Fund ARSN	088 178 321
APIR Code	MFLO001AU
TMD Version	6.0

2. Description of Target Market for the Fund Product

The Consumer Attributes column in the table below indicates a description of the likely objectives, financial situation and needs of the class of consumers that are considering this Fund Product.

Category	Consumer Attributes
Consumer's Investment Objective	<p>The consumer seeks an investment which offers the following:</p> <ul style="list-style-type: none"> monthly interest income based on a variable rate of return (determined monthly); interest income paid monthly to the consumer or reinvested at their direction; low volatility of returns; an illiquidity premium, that is, a higher variable rate of return in exchange for less liquidity, as compared to other products within the Fund; and access to a diversified portfolio of investments in loans secured by first mortgages and medium term credit assets including: <ol style="list-style-type: none"> medium-term notes within Australia including Australian Residential Mortgage Backed Assets (RMBA) including those issued by La Trobe Financial and Australian Commercial Mortgage Backed Assets (CMBA); loans to related party entities of the Issuer to enable that related party to acquire units in managed investment schemes operated by the Issuer; and credit instruments including corporate debt, and loans secured by Australian residential and commercial real property.
Consumer Risk (ability to bear loss) and Return Profile	<p>The consumer:</p> <ul style="list-style-type: none"> can accept no guarantee of the return of their capital, that interest will be paid or liquidity; can accept variable rates of return which may be less than the rate of return disclosed on the Issuer's website; can accept returns that depend on the performance of the underlying credit assets, loan portfolio and investments; is willing to accept the risk that the consumer may lose some or all of their invested capital; and is willing to accept the risk that the consumer may not be able to access their capital at the end of 4 years. <p>For further details, see Consumer Risk and Return Profile in Section 3, page 3.</p>
Consumer Financial Situation	<ul style="list-style-type: none"> The consumer has sufficient funds to invest the minimum investment amount of \$250,000 consistent with the consumer's intended product use (see below).
Consumer's Investment Timeframe	<ul style="list-style-type: none"> The consumer has a minimum investment timeframe of at least 4 years from the date of receipt by the Issuer of the consumer's investment.

Category	Consumer Attributes										
Consumer's Need to Access Capital	<p>The consumer accepts that access to their capital is possible after a minimum investment period of 4 years plus any additional withdrawal processing timeframes (refer to PDS) in normal operating conditions, and in other conditions, the Issuer may suspend withdrawals where the Issuer is reasonably of the view that it is necessary to do so in order for it to comply with its obligations under the Law.</p> <p>The consumer accepts that it must comply with the notice requirements that apply for withdrawal at maturity (refer to the PDS).</p> <p>The consumer accepts that they do not have any right to an early withdrawal of some or all of their funds invested in Fund Product.</p>										
Consumer's Intended Product Use (% of Investable Assets¹)	<table border="1" data-bbox="451 521 1209 723"> <tr> <td>Solution/Standalone (up to 100%)</td><td>Not in target market</td></tr> <tr> <td>Major allocation (up to 75%)</td><td>Not in target market</td></tr> <tr> <td>Core Component (up to 50%)</td><td>Not in target market</td></tr> <tr> <td>Minor allocation (up to 25%)</td><td>In target market</td></tr> <tr> <td>Satellite/Small allocation (up to 10%)</td><td>In target market</td></tr> </table> <p>Solution/Standalone</p> <p>The consumer may hold the investment as up to 100% of their total investable assets¹. The consumer is likely to seek a product with very high portfolio diversification². The consumer is likely to seek a product with an indicative risk level of very low risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience up to less than 0.5 years of negative annual returns). The consumer typically prefers stable assets (for example, cash). The consumer will not be willing to invest in a product such as the Fund Product which by its nature is a long term investment, where the consumer may not be able to access their money at maturity due to the liquidity of the Fund Product and may not receive the monthly income payments disclosed in the PDS and on the Issuer's website.</p> <p>Major allocation</p> <p>The consumer may hold the investment as up to 75% of their total investable assets¹. The consumer is likely to seek a product with at least high portfolio diversification². The consumer is likely to seek a product with an indicative risk level of very low risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience less than 0.5 years of negative annual returns). The consumer typically prefers stable, defensive assets (for example, cash and term deposits). The consumer will not be willing to invest in a product such as the Fund Product which by its nature is a long term investment, where the consumer may not be able to access their money at maturity due to the liquidity of the Fund Product and may not receive the monthly income payments disclosed in the PDS and on the Issuer's website.</p> <p>Core Component</p> <p>The consumer may hold the investment as up to 50% of their total investable assets¹. The consumer is likely to seek a product with at least medium portfolio diversification². The consumer is likely to seek a product with an indicative risk level of low risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience between 0.5 years and less than 1 year of negative annual returns). The consumer typically prefers defensive assets (for example, a fund product which offers exposure to a mix of cash and fixed income). The consumer will not be willing to invest in a product such as the Fund Product which by its nature is a long term investment, where the consumer may not be able to access their money at maturity due to the liquidity of the Fund Product and may not receive the monthly income payments disclosed in the PDS and on the Issuer's website.</p> <p>Minor allocation</p> <p>The consumer may hold the investment as up to 25% of their total investable assets¹. The consumer is likely to seek a product with at least low portfolio diversification and in some instances up to medium portfolio diversification². The consumer is likely to seek a product with an indicative risk level of up to medium risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience up to less than 3 years of negative annual returns) and in certain cases medium to high risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience between 3 to less than 4 years of negative annual returns) or high risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience between 4 to less than 6 years of negative annual returns). The consumer typically prefers defensive assets (for example, fixed income fund products) and in certain cases high growth assets (such as shares and property). The consumer may be willing to invest in a product such as the Fund Product which by its nature is a long term investment, where the consumer may not be able to access their money at maturity due to the liquidity of the Fund Product and may not receive the monthly income payments disclosed in the PDS and on the Issuer's website.</p> <p><i>Continued next page.</i></p>	Solution/Standalone (up to 100%)	Not in target market	Major allocation (up to 75%)	Not in target market	Core Component (up to 50%)	Not in target market	Minor allocation (up to 25%)	In target market	Satellite/Small allocation (up to 10%)	In target market
Solution/Standalone (up to 100%)	Not in target market										
Major allocation (up to 75%)	Not in target market										
Core Component (up to 50%)	Not in target market										
Minor allocation (up to 25%)	In target market										
Satellite/Small allocation (up to 10%)	In target market										

Category	Consumer Attributes
Consumer's Intended Product Use (% of Investable Assets¹) <i>Continued from previous page.</i>	Satellite/Small allocation <p>The consumer may hold the investment as up to 10% of their total investable assets¹. The consumer may seek a product with very low portfolio diversification and in some instances up to low or medium portfolio diversification². Products with an indicative risk level of high risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience between 4 to less than 6 years of negative annual returns) to very high risk³ (that is, over any 20-year period, the Issuer considers that the Fund Product is likely to experience 6 or greater years of negative annual returns) are likely to meet this category only. The consumer typically prefers high growth assets (such as a mix of shares, property, high conviction portfolios, hedge funds, and alternative investments). The consumer may be willing to invest in a product such as the Fund Product which by its nature is a long term investment, where the consumer may not be able to access their money at maturity due to the liquidity of the Fund Product and may not receive the monthly income payments disclosed in the PDS and on the Issuer's website.</p>
Consumers for whom the Fund Product may be unsuitable	<p>This Fund Product may not be suitable for consumers who:</p> <ul style="list-style-type: none"> • have an intended product use indicated as 'Not in target market' above; • are seeking a capital guaranteed investment or who do not have the ability to bear any capital loss; • require capital growth; • require a fixed rate of return on their investment; • want to invest in a bank deposit or a term deposit with a bank or benefit from Australian Government's deposit guarantee scheme (the Financial Claims Scheme); or • are seeking a highly liquid investment or access to their capital upon request.

3. Consistency of Fund Product's features with consumer key attributes of the Target Market

Category	Product Description including key attributes of the Target Market
Consumer's Investment Objective	<p>The Fund Product:</p> <ul style="list-style-type: none"> • aims to pay monthly interest income based on a variable rate of return (determined monthly); • typically pays a higher variable rate of return as compared to other products within the Fund; • provides consumers with a choice of how interest income can be received, either: <ul style="list-style-type: none"> – directly credited to a bank account nominated by the consumer generally within 14 days after the end of each month; or – reinvestment of interest into the Fund Product or Classic Notice Account, 90 Day Notice Account, 6 Month Notice Account, the 12 Month Term Account or 2 Year Account (provided the consumer has an existing investment in the 12 Month Term Account or 2 Year Account); • is invested in medium term mezzanine credit assets, credit instruments including corporate debt and loans secured by Australian residential and commercial real property and includes: <ul style="list-style-type: none"> – loans to related party entities of the Issuer to enable that related party to acquire units in managed investment schemes operated by the Issuer; – Australian residential mortgage backed assets (RMBA) – an investment secured by Australian residential mortgages including residential mortgage backed securities (RMBS), residential mortgage backed loans (RMBL) and direct mortgages. RMBS and RMBL are secured against a pool of residential mortgages supported by a number of tranches of investments with different risk/ return characteristics; and – Australian commercial mortgage backed assets (CMBA) – an investment secured by commercial mortgages and includes commercial mortgage backed securities (CMBS), commercial mortgage backed loans (CMBL) and direct mortgages. CMBS and CMBL are secured against a pool of commercial mortgages supported by a number of tranches of investments with different risk/ return characteristics.
Consumer's Risk (ability to bear loss) and Return Profile	<p>The Issuer considers that the portfolio holdings of medium-term mezzanine credit assets, credit instruments including corporate debt and loans secured by Australian residential and commercial real property is supportive of ongoing, monthly income characterised by low volatility of returns.</p> <p>The Issuer considers the Fund Product:</p> <ul style="list-style-type: none"> • has an indicative risk level (refer to the PDS) of Medium³ (that is, over any 20 year period, the Issuer considers that the Fund Product is likely to experience between 2 and less than 3 years of negative annual returns); • does not guarantee the return of capital, interest payments to consumers or liquidity; • may provide variable rates of return which may be less than the rate of return disclosed on the Issuer's website; • has a return profile that depends on the performance of the underlying investments; • is subject to the risk of delays in the return of the funds invested as investments include mezzanine credit assets of various kinds; • has exposure through its RMBA and CMBA investments to structured credit risk. Where a borrower has committed an event of a default, the Fund Product's investments will rank behind senior credit providers (but ahead of more junior credit providers) and this could reduce the Fund Product's interest and/or capital return; • has medium portfolio diversification (see Section 2 above); and • may lead consumers to lose some of their invested capital. <p>For more detailed explanation of the risks that apply to the Fund Product, please refer to section 9 of the PDS.</p>

Category	Product Description including key attributes of the Target Market
Consumer's Financial Situation	The Fund Product has a minimum investment amount of \$250,000.
Consumer's Investment Timeframe	<p>The Fund Product has a minimum investment period of 4 years and the investment matures 4 years from the date of receipt by the Issuer of the application monies (Maturity Date).</p> <p>The Issuer will make every endeavour to release investor funds where a written request is received at least 3 months prior to the Maturity Date. The Issuer has the right to suspend withdrawals where the Issuer is reasonably of the view that it is necessary to do so in order for it to comply with its obligations under the Law.</p>
Consumer's need to access capital	<p>All withdrawal payments will be made within 21 days of the end of the month in which the maturity date occurs and are all subject to availability of cash in the Fund and the Fund being liquid.</p> <p>The Fund Product does not provide the consumer with the right of early withdrawal of some or all of their funds invested in the Fund Product.</p>
Consumer's Intended Product Use	The Issuer considers that the Fund Product has medium diversification (see Section 2 above).
Consumers for whom the Fund Product may be unsuitable	<p>The Fund Product:</p> <ul style="list-style-type: none"> • does not guarantee any investment result, the return of capital, interest payments to consumers or liquidity; • pays a variable rate of return; • is not a bank deposit or a term deposit, and is not covered by the Australian Government's deposit guarantee scheme (the Financial Claims Scheme); and • has a minimum investment period of 4 years. Early withdrawals are not available from the Fund Product.

4. Distribution conditions/restrictions

Distributors this condition applies to	Distribution Conditions	Distribution condition rationale
Issuer – Direct to Consumer	<p>Personal Advice or Questionnaire</p> <p>Consumers applying to invest in the Fund Product either:</p> <ol style="list-style-type: none"> 1. have received personal financial advice to acquire the Fund Product; or 2. are required to complete a questionnaire, to assist the Issuer to determine whether it is likely that the consumer falls within the target market. 	<p>Personal Advice</p> <p>This distribution condition is likely to result in distribution to consumers who are likely to be in the target market because persons providing personal financial product advice to acquire the Fund Product must consider the consumer's individual circumstances and comply with the best interests duty and related obligations under Pt 7.7A of the Act.</p> <p>Application Questionnaire</p> <p>This distribution condition will make it likely that the Issuer can identify if the Fund Product is being effectively distributed within the target market.</p> <p>Further it assists the Issuer to identify where a consumer is likely not within the target market and where a risk of harm could exist.</p> <p>This distribution condition will make it more likely that the Issuer's staff or Authorised Representatives will identify if a consumer is not within the target market.</p>
	<p>Training of Sales & Distribution Staff</p> <p>The Issuer's distribution, sales staff and Authorised Representatives of the Issuer (if authorised to distribute the Fund Product) are required to be properly trained in:</p> <ul style="list-style-type: none"> • the DDO regime and undergo at least annual training; and • the terms of this TMD. 	<p>Training of Sales & Distribution Staff</p> <p>This distribution condition will make it more likely that the Issuer's staff or Authorised Representatives will identify if a consumer is not within the target market.</p>
	<p>Marketing, Advertising & Promotion</p> <p>No Fund Product marketing, advertising or promotional materials may be sent or made available by the Issuer unless the Issuer has completed an external communications compliance checklist.</p> <p>Advertising of this Fund Product to retail investors will include a recommendation that the consumer may wish to obtain personal advice.</p>	<p>Marketing, Advertising & Promotion</p> <p>The Issuer has assessed that these distribution conditions are likely to result in distribution to consumers who are likely to be in the target market because distributors using this promotional material will not be promoting the Fund Product in a way that could misrepresent the Fund Product or likely direct marketing to potential consumers outside the target market.</p>

Distributors this condition applies to	Distribution Conditions	Distribution condition rationale
Third-Party Distribution (including Investment Platforms)	Legal Obligations All third-party distributors must meet all ongoing regulatory and disclosure obligations relating to their position in the market. Financial advisers are also required to hold an Australian Financial Services License or maintain an appointment as a representative authorised to engage in activities on behalf of a financial services licensee as part of the Issuer's accreditation requirements.	Legal Obligations In relation to Investment Platforms and financial advisers, the Issuer has assessed that this distribution condition is likely to result in distribution to consumers who are likely to be in the target market because: <ul style="list-style-type: none"> the issuer of each platform or approved product has its own obligations as a distributor to take reasonable steps that will or are reasonably likely to result in retail product distribution conduct being consistent with this TMD; the Issuer has an arrangement with each platform provider or custodian governing their relationship noting that platform providers, as distributors, are required to take reasonable steps that will, or are likely to, result in distribution of the Fund Product being consistent with its TMD; where investments are issued in accordance with personal financial product advice, the third party's standard advice documentation process (i.e. the provision of a statement of advice to the consumer) will be followed; and where investments are not issued in accordance with personal financial product advice, the platform provider may require clients to answer filtering questions related to this TMD.
	Marketing, Advertising & Promotion Third-party distributors may not use marketing, advertising or promotional materials that are inconsistent with the Issuer's issued materials.	Marketing, Advertising & Promotion The Issuer has assessed that this distribution condition is likely to result in distribution to consumers who are likely to be in the target market because distributors using promotional material will not be promoting the Fund Product in a way that could misrepresent the Fund Product or likely direct marketing to potential consumers outside the target market.
	Distribution Agreement Where a third-party distributor has entered into a distribution agreement with the Issuer, each third-party distributor must meet on an ongoing basis the Issuer's accreditation requirements and referrers, investment platforms and authorised representatives must comply with their respective distribution agreement with the Issuer.	Distribution Agreement The Issuer has assessed that this distribution condition is likely to result in distribution to consumers who are likely to be in the target market because requiring distributors to comply with relevant conditions of distribution aims to reinforce to the distributor that the Issuer is committed to its compliance with the DDO regime.

5. Reviewing this TMD

This TMD will be reviewed on:

- a scheduled basis with reviews to be completed before the end of the maximum period for review specified below; and
- where a Review Trigger (as defined below) has occurred.

Mandatory TMD review periods

Reporting requirements	Maximum period for review
Initial review	Not applicable.
Subsequent Review	18 June 2026.

Review Triggers

The events and circumstances described below (**Review Triggers**) will also require a review of this TMD:

- material change to the terms or attributes of the Fund Product which the Issuer reasonably considers indicates that this TMD is no longer appropriate;
- where and when the Fund Product is not being distributed and purchased as envisaged by this TMD which the Issuer reasonably considers indicates that this TMD is no longer appropriate;
- an event or circumstance that would materially change a factor considered in making the TMD for the Fund Product which the Issuer reasonably considers indicates that this TMD is no longer appropriate;
- reporting from distributors of one or more 'significant dealings', multiple distributors of 'significant dealing' (see section 6 below) in the Fund Product or numerous reports from one distributor of 'significant dealings' in the Fund Product which the Issuer reasonably considers indicates that this TMD is no longer appropriate;
- determination by the Issuer of a 'significant dealing' (see section 6 below) in the Fund Product which the Issuer reasonably considers indicates that this TMD is no longer appropriate;
- material or unexpectedly high number of complaints (as defined in section 994A(1) of the Act) about the Fund Product or the distribution of the Fund Product which the Issuer reasonably considers indicates that this TMD is no longer appropriate;
- a reportable situation (as defined in section 912D of the Act) has been reported in relation to the design or distribution of the Fund Product and which the Issuer reasonably considers indicates that the TMD may no longer be appropriate;
- regulatory inquiry by AFCA, ASIC or another regulatory authority as to the design or distribution of the Fund Product which the Issuer reasonably considers indicates that this TMD is no longer appropriate; and/or
- the use by ASIC or other regulators of Product Intervention Powers, regulatory orders or directions that affect the Fund Product which the Issuer reasonably considers indicates that this TMD is no longer appropriate.

The above Review Triggers do not limit the Issuer's obligations under Section 994C(3)(ii) of the Act. When a review trigger has occurred, this TMD will be reviewed within 10 business days.

6. Reporting and monitoring this TMD

The following reporting requirements apply to all distributors of the Fund Product:

Reporting requirements	Reporting period
Where the distributor is aware or ought to reasonably be aware, it should report on each 'significant dealing' outside of the target market, under section 994F(6) of the Act (see guidance below) by completing the Notification of Significant Dealing Form and submitting it to: targetmarketdistribution@latrobefinancial.com.au .	As soon as practicable but no later than 10 business days after the distributor becomes aware of the 'significant dealing'.
Distributors must report to the Issuer (at targetmarketdistribution@latrobefinancial.com.au): <ul style="list-style-type: none"> • if the distributor received complaints in relation to the Fund Product during the reporting period, the number of complaints it received; and • include, with its report, a copy of each complaint (as defined in section 994A(1) of the Act) (to the extent permitted under privacy and other laws), or where this is not possible, report on the content of each complaint. 	On a quarterly basis and for each quarter as soon as practicable but no later than 10 business days following the end of the quarter.

Section 994F(6) of the Act requires distributors to notify the Issuer if they become aware of a significant dealing in the product that is not consistent with the TMD. Neither the Act nor ASIC defines when a dealing is 'significant' and distributors have discretion to apply its ordinary meaning.

The Issuer will rely on notifications of significant dealings to monitor and review the Fund Product, this TMD, and its distribution strategy, and to meet its own obligation to report significant dealings to ASIC.

Dealings outside this TMD may be significant because:

- they represent a material proportion of the overall distribution conduct carried out by the distributor in relation to the Fund Product, or
- they constitute an individual transaction which has resulted in, or will or is likely to result in, significant detriment to the consumer (or class of consumer).

In determining whether a 'significant dealing' has occurred, La Trobe Financial expects that the following non-exhaustive list of factors may be relevant for distributors:

- the nature and risk profile of the Fund Product;
- whether a consumer outside of the target market has acquired the Fund Product;
- the extent to which the acquisition of the Fund Product by the consumer outside of the target market has the potential to harm or has caused harm (including the amount of any financial loss); and/or
- the nature and extent to which the distribution of the Fund Product is inconsistent with the TMD.

The above list is not exhaustive and distributors should consider, having regard to the circumstances of their business, whether other factors or events may suggest that a significant dealing has occurred. A significant dealing may be identified through the distributor's product governance arrangements, as a result of a consumer complaint or the occurrence of a Review Trigger.

7. Contact Us

Please contact the Issuer at targetmarketdistribution@latrobefinancial.com.au with any questions or feedback with respect to this TMD.

Historical versions of this TMD and the Notice of Significant Dealing Form are available at <https://latrobefinancial.com.au/investments/investment-solutions/tmd/>.

8. Disclaimer

Issued by La Trobe Financial Asset Management Limited (AFSL 222213, ABN 27 007 332 363) (Issuer). The Issuer is the responsible entity and issuer of the Fund Product referred to in this TMD. This TMD provides general information only and does not take into account your individual objectives, financial situation, needs or circumstances. Before making any investment decision, you should assess whether the TMD is appropriate for you and obtain financial advice tailored to you having regard to your individual objectives, financial situation, needs and circumstances. This TMD is not a financial product recommendation or an offer or solicitation with respect to the purchase or sale of any financial product in any jurisdiction.

Investable Assets

1. Investable Assets means those assets that the consumer has available for investment, excluding the residential home and money needed for daily living expenses such as bills and mortgage repayments.

Portfolio diversification

2. **Very High:** The product provides exposure to a large number of holdings across a broad range of asset classes, sectors and geographic markets with limited correlation to each other.
High: The product provides exposure to a large number of holdings (for example, over 50 securities) in multiple broad asset classes, sectors or geographic markets (for example, global equities).
Medium: The product provides exposure to a moderate number of holdings (for example, up to 50 securities) in at least one broad asset class, sector or geographic market (for example, Australian fixed income securities or global natural resources).
Low: The product provides exposure to a small number of holdings (for example, fewer than 25 securities) or a narrow asset class, sector or geographic market (for example, a single major commodity (e.g. gold) or equities from a single emerging market economy).
Very Low: The product provides exposure to a single asset (for example, a commercial property) or a niche asset class (for example, minor commodities, crypto-assets or collectibles).
3. The Joint ASFA/FSC Guidance Paper on Standard Risk Measures provides a seven-level classification system intended to provide granularity to investors. The Standard Risk Measure is not a complete assessment of risk and potential loss. For example, it does not detail important issues such as the potential size of a negative return (including under conditions of market stress) or that a positive return could still be less than a consumer requires to meet their investment objectives/needs. The SRM methodology may be supplemented by other risk factors.