La Trobe Australian Credit Fund Investment Snapshot

As at 31 October 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]	5.35%	5.45%	5.60%	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 2026	3.33%	3.03%	2.79%	1.70%*	1.72%	0.17%	1.65%	1.79%
Investor Reserve[16]	0.44%	1.02%	0.49%	0.07%	0.46%	0.06%	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	$ 1,477.9 Million	$ 178.0 Million	$ 113.8 Million	$ 11,650.2 Million	$ 159.2 Million	$ 1,006.1 Million	$ 302.5 Million	$ 14,887.7 Million
Total Number of Mortgages[5]	1,152	162	118	10,033	117	186	395	11,484
Total Mortgages	$ 1,289.4 Million	$ 162.7 Million	$ 71.2 Million	$ 11,463.0 Million	$ 153.3 Million	$ 200.9 Million	$ 302.5 Million	$ 13,642.9 Million
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	94.7%	99.9%
Average Mortgage Investment	$ 1,119,299	$ 1,004,160	$ 603,063	$1,142,527	$ 1,309,861	$ 1,080,223	$765,708	$1,187,989
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	$35,285,662 : 2.4%	$8,034,982 : 4.5%	$5,000,000 : 4.4%	$28,741,266^ : 0.2%	$6,000,087 : 3.8%	$13,477,188 : 1.3%	$9,351,284 : 3.1%	$49,624,222 : 0.3%
Top 10 Largest Mortgage Investments in Aggregate	$253,791,967 : 17.2%	$54,359,174 : 30.5%	$29,280,999 : 25.7%	$230,282,729 : 2.0%	$45,142,894 : 28.4%	$52,544,341 : 5.2%	$54,849,563 : 18.1%	$340,249,605 : 2.3%
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	$63,855,396 : 4.3%	$8,034,982 : 4.5%	$5,000,000 : 4.4%	$55,388,239 : 0.5%	$6,000,087 : 3.8%	$13,477,188 : 1.3%	$9,351,284 : 3.1%	$86,842,386 : 0.6%
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	$280,763,064 : 19.0%	$55,697,728 : 31.3%	$30,313,569 : 26.6%	$375,373,877 : 3.2%	$46,672,911 : 29.3%	$52,888,852 : 5.3%	$55,326,900 : 18.3%	$585,280,408 : 3.9%
Weighted Average LVR [6]	70.2%	67.8%	68.1%	67.2%	68.0%	70.2%	60.8%	67.4% (Excludes Special Mandates)
Default loans > 30 days [7,8]	3.2%	8.7%	6.2%	3.8%	7.6%	1.0%	4.6% (Excludes Special Mandates)	3.7% (Excludes Special Mandates)
Number and value of default loans > 30 days	52 : $47,651,112	15 : $15,566,873	5 : $7,040,926	262 : $439,335,482	7 : $12,096,385	9 : $9,558,506	18 : $13,185,969	347 : $544,435,252
Payment in kind arrangements [9]	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Pre-paid and capitalised interest loans	127 : $347,257,753	28 : $36,658,857	46 : $26,895,773	1,915 : $3,800,226,350	30 : $58,606,199	41 : $54,506,951	262 : $197,480,201	1,985 : $4,521,632,084
Undrawn loan commitments	225 : $325,525,780	8 : $880,371	3 : $466,324	3,142 : $2,102,796,905	5 : $50,390,805	2 : $2,142,103	0 : $0	3,385 : $2,482,202,287
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Investments > $1M [10]	278 : $896,093,071	51 : $128,519,269	25 : $54,092,049	2,834 : $8,543,458,425	47 : $122,209,567	73 : $152,633,309	77 : $170,519,472	3,295 : $10,206,530,294
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 3yr 5yr 7yr 5.00% 5.01% 4.24% 3.38%	1yr 3yr 5yr 7yr 5.17% 5.28% 4.59% 3.99%	1yr 3yr 5yr 7yr 5.36% 5.52% 4.82% n/a	1yr 3yr 5yr 7yr 6.61% 6.71% 6.09% 5.67%	1yr 3yr 5yr 7yr 6.71% 6.82% 6.20% n/a	1yr 3yr 5yr 7yr 8.21% 8.40% 7.67% 7.15%	1yr 3yr 5yr 7yr 8.77% 8.93% 8.52% 8.32%	
Rolling Benchmark Return Rate % p.a.[13,14]	4.72% 4.75% 3.96% 3.03%	5.24% 5.27% 4.48% 3.55%	5.77% 5.80% 5.00% n/a	5.71% 5.79% 4.96% 4.04%	5.87% 5.95% 5.12% n/a	7.30% 7.38% 6.54% 5.61%	n/a n/a n/a n/a	
Benchmark Outperformance	0.28% 0.26% 0.28% 0.35%	(0.07%) 0.01% 0.11% 0.44%	(0.41%) (0.28%) (0.18%) n/a	0.89% 0.92% 1.12% 1.63%	0.84% 0.87% 1.08% n/a	0.91% 1.02% 1.13% 1.54%	n/a[14] n/a[14] n/a[14] n/a[14]	
Annualised Asset Impairment (% of AUM)	0.02% 0.06% 0.07% 0.06%	0.00% 0.01% 0.00% 0.00%	0.00% 0.00% 0.00% n/a	0.04% 0.04% 0.04% 0.03%	0.00% 0.08% 0.05% n/a	0.02% 0.01% 0.00% 0.00%	0.00% 0.04% 0.42% 0.30%	
Investor Capital Return at Redemption (Since Inception)	100%	100%	100%	100%	100%	100%	n/a[14]	
Investor Liquidity at Maturity (Since Inception)[15]	100%	100%	100%	100%	100%	100%	n/a[14]	

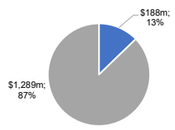
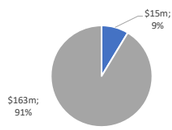
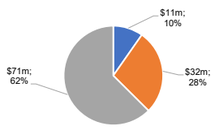
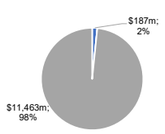
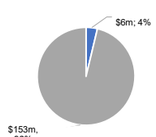
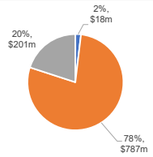
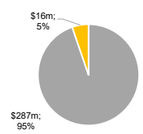
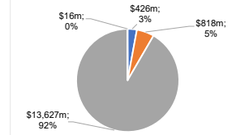
NOTES: Figures shown are reported on loan balances in the La Trobe Australian Credit Fund ARSN: 088 178 321. These may differ from figures provided in the statutory accounts which are based on investment balances in the Fund. 1. The rates of return on your investment were current at 31 October 2026. 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. 16. As outlined in the PDS, the Responsible Entity may make voluntary contributions to the Investor Reserve from time to time. The Responsible Entity has made voluntary contributions to the Investor Reserve of the 12 Month Investment Account since October 2026. Any future contribution remains at the discretion of the Responsible Entity. ^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 2026 financial year were 1.70% per annum of the average Investor Account of the Investment Account. 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 31 October 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 [17]	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% [18]					
Cash (Liquidity Ratio) Credit Assets First Mortgages Special Mandates																								
Authorised Investments	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Cash	12.8%	188,462	n/a	8.6%	15,327	n/a	9.7%	11,094	n/a	1.6%	187,266	n/a	3.7%	5,921	n/a	1.8%	18,375	n/a	0.0%	0	n/a	2.9%	426,445	n/a
Credit Assets - Warehouse / RMBS [19]	0.0%	0	n/a	0.0%	0	n/a	27.7%	31,579	n/a	0.0%	0	n/a	0.0%	0	n/a	55.7%	560,340	n/a	0.0%	0	n/a	4.0%	591,920	n/a
Credit Assets – Private Credit [33]	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	22.5%	226,439	n/a	0.0%	0	n/a	1.5%	226,439	n/a
Residential	15.5%	228,961	197	39.6%	70,569	63	13.8%	15,658	39	59.8%	6,968,764	5,872	29.4%	46,762	30	3.2%	32,376	34	20.5%	62,095	96	49.9%	7,425,186	6,107
Land - vacant	5.0%	74,017	45	7.4%	13,162	6	4.5%	5,103	13	8.9%	1,035,278	976	7.1%	11,327	5	1.1%	11,096	6	12.6%	38,104	74	8.0%	1,188,087	1,028
Commercial	30.4%	449,987	470	17.5%	31,090	46	20.6%	23,421	35	11.0%	1,277,957	1,424	27.7%	44,034	44	5.1%	51,300	44	3.2%	9,616	19	12.7%	1,887,407	2,019
Industrial	27.3%	404,177	395	14.4%	25,591	35	18.4%	20,893	18	7.0%	814,834	1,200	16.3%	25,952	26	7.6%	76,657	87	2.5%	7,615	11	9.2%	1,375,720	1,728
Rural	0.2%	3,007	3	0.9%	1,521	1	0.0%	0	0	0.1%	14,350	31	0.0%	0	0	0.1%	1,111	1	0.2%	486	2	0.1%	20,474	36
Development Finance	8.7%	129,283	42	11.7%	20,741	11	5.3%	6,086	13	11.6%	1,351,786	530	15.8%	25,179	12	2.8%	28,381	14	55.8%	168,656	185	11.6%	1,730,111	558
Total (excluding Special Mandates[20] & Subordinated Credit)	100.0%	1,477,895	1,152	100.0%	178,001	162	100.0%	113,834	118	100.0%	11,650,235	10,033	100.0%	159,175	117	100.0%	1,006,076	186	94.7%	286,572	387	99.9%	14,871,788	11,476
Special Mandates[20]		Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable		5.3%	15,883	8	0.1%	15,883	8
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%	1,477,895	1,152	100.0%	178,001	162	100.0%	113,834	118	100.0%	11,650,235	10,033	100.0%	159,175	117	100.0%	1,006,076	186	100.0%	302,455	395	100.0%	14,887,670	11,484
Mortgage Investment Portfolio Profile																			(Excludes Special Mandates[20])			(Excludes Special Mandates[20])		
Weighted Average LVR [21]	70.2%			67.8%			68.1%			67.2%			68.0%			70.2%			60.8%			67.4%		
Average Mortgage Investment		1,119			1,004			603			1,143			1,310			1,080			766			1,188	
Largest Mortgage Investment	2.4%	35,286		4.5%	8,035		4.4%	5,000		0.2%	28,741^		3.8%	6,000		1.3%	13,477		3.1%	9,351		0.3%	49,624	
Top 10 largest Mortgage Investments in aggregate	17.2%	253,792		30.5%	54,359		25.7%	29,281		2.0%	230,283		28.4%	45,143		5.2%	52,544		18.1%	54,850		2.3%	340,250	
Largest Single Borrower or Group Borrower Exposure	4.3%	63,855		4.5%	8,035		4.4%	5,000		0.5%	55,388		3.8%	6,000		1.3%	13,477		3.1%	9,351		0.6%	86,842	
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	19.0%	280,763		31.3%	55,698		26.6%	30,314		3.2%	375,374		29.3%	46,673		5.3%	52,889		18.3%	55,327		3.9%	585,280	
Undrawn loan commitments	22.0%	325,526	225	0.5%	880	8	0.4%	466	3	18.0%	2,102,797	3,142	31.7%	50,391	5	0.2%	2,142	2	0.0%	0	0	16.7%	2,482,202	3,385
Pre-paid & capitalised interest loans	23.5%	347,258	127	20.6%	36,659	28	23.6%	26,896	46	32.6%	3,800,226	1,915	36.8%	58,606	30	5.4%	54,507	41	65.3%	197,480	262	30.4%	4,521,632	1,985
Mortgage Investments by State																								
ACT	0.3%	4,167	9	0.0%	0	0	0.0%	0	0	0.8%	95,508	140	0.8%	1,157	1	0.7%	1,444	2	1.3%	3,687	5	0.8%	105,963	151
NSW	44.6%	575,127	403	46.8%	76,134	55	42.7%	30,377	59	45.6%	5,221,689	2,968	44.6%	68,319	40	41.2%	82,821	65	46.0%	131,779	146	45.4%	6,186,244	3,408
VIC	29.0%	373,338	381	36.9%	60,104	66	26.0%	18,532	31	29.6%	3,388,561	3,481	32.2%	49,393	40	33.7%	67,752	79	29.1%	83,369	137	29.7%	4,041,050	4,007
QLD	14.7%	189,312	194	7.5%	12,269	24	20.8%	14,820	18	15.4%	1,760,841	1,975	14.6%	22,335	18	13.5%	27,212	31	12.4%	35,473	44	15.1%	2,062,263	2,228
SA	5.1%	65,238	74	2.0%	3,279	7	3.8%	2,716	4	3.7%	419,228	585	4.6%	6,987	6	8.4%	16,813	4	3.2%	9,272	20	3.8%	523,532	676
WA	5.3%	68,665	71	4.9%	7,943	8	6.6%	4,717	6	4.2%	486,659	689	3.1%	4,793	10	2.4%	4,879	5	7.6%	21,813	32	4.4%	599,469	786
TAS	0.8%	10,880	13	1.7%	2,828	1	0.0%	0	0	0.6%	71,627	153	0.1%	132	1	0.0%	0	0	0.4%	1,180	3	0.6%	86,647	169
NT	0.2%	2,706	7	0.1%	117	1	0.0%	0	0	0.2%	18,856	42	0.1%	138	1	0.0%	0	0	0.0%	0	0	0.2%	21,816	51
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Mortgage Investments Return profile																								
<5.00%	0.0%	604	1	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%	604	1
5.00% - 5.99%	0.1%	1,603	3	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%	1,603	3
6.00% - 6.99%	0.6%	7,971	14	20.8%	33,780	20	1.0%	733	2	2.6%	294,980	229	16.9%	25,952	14	1.2%	2,403	1	0.2%	473	1	2.7%	366,293	280
7.00% - 7.99%	6.3%	80,781	123	3.6%	5,870	12	3.2%	2,248	5	19.7%	2,259,895	2,681	0.0%	4	1	0.1%	161	3	0.0%	0	0	17.2%	2,348,960	2,805
8.00% - 8.99%	40.7%	525,188	460	18.8%	30,632	50	30.0%	21,373	45	40.5%	4,638,141	4,173	24.0%	36,769	31	8.3%	16,585	33	8.5%	24,265	25	38.8%	5,292,954	4,673
9.00% - 9.99%	45.7%	589,671	478	39.8%	64,766	65	58.8%	41,841	46	27.7%	3,174,221	1,977	37.9%	58,101	48	77.8%	156,229	136	46.0%	131,868	238	30.9%	4,216,697	2,646
10.00% - 10.99%	6.2%	79,443	60	12.8%	20,826	11	6.4%	4,569	16	7.7%	884,686	546	18.8%	28,814	17	12.3%	24,714	11	42.8%	122,720	114	8.6%	1,165,770	614
11.00 - 11.99%	0.3%	4,070	10	4.2%	6,773	3	0.5%	364	3	1.6%	184,007	321	2.4%	3,614	6	0.4%	799	1	2.4%	6,765	7	1.5%	206,392	340
> or = 12.00%	0.0%	101	3	0.0%	27	1	0.0%	32	1	0.2%	27,039	106	0.0%	0	0	0.0%	30	1	0.2%	482	2	0.2%	27,711	114
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 October 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 [17]	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% [18]					
	%	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**
Loan Maturity Profile																								
0 - 6 months	16.9%	218,500	82	31.4%	51,129	42	25.0%	17,756	45	24.1%	2,766,477	1,109	23.5%	35,991	21	23.8%	47,766	27	66.3%	190,048	223	24.4%	3,327,667	1,177
7 - 12 months	8.7%	111,850	44	4.1%	6,705	6	10.7%	7,600	9	14.5%	1,659,680	1,040	15.9%	24,381	13	4.7%	9,491	21	22.0%	62,994	112	13.8%	1,882,701	1,075
13 - 24 months	9.6%	124,008	56	6.8%	11,001	10	13.3%	9,447	13	10.0%	1,140,905	950	14.4%	22,115	11	9.0%	18,168	13	8.9%	25,472	44	9.9%	1,351,115	1,000
25 - 36 months	6.3%	80,808	12	0.4%	621	3	5.3%	3,800	7	1.9%	222,188	80	5.7%	8,761	4	2.6%	5,216	4	2.5%	7,228	5	2.4%	328,622	94
37 - 60 months	2.0%	25,676	16	0.1%	102	1	0.4%	287	6	2.5%	290,647	108	0.0%	0	0	0.0%	71	4	0.3%	830	3	2.3%	317,614	119
61+ months	56.5%	728,590	942	57.2%	93,115	100	45.4%	32,272	38	47.0%	5,383,072	6,746	40.5%	62,006	68	59.8%	120,209	117	0.0%	0	0	47.1%	6,419,265	8,011
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
LVR Profile [21]																								
< 50%	1.8%	22,941	31	2.2%	3,569	9	1.3%	915	7	6.8%	774,002	1,208	1.9%	2,963	4	0.7%	1,431	4	13.8%	39,626	46	6.2%	845,447	1,260
50% - 59.99%	8.1%	104,285	43	11.2%	18,279	17	7.7%	5,490	24	10.6%	1,215,430	1,174	10.5%	16,086	11	10.1%	20,388	11	14.5%	41,576	53	10.4%	1,421,533	1,212
60% - 69.99%	23.3%	300,741	103	43.0%	69,924	44	43.7%	31,103	38	30.5%	3,501,189	2,709	40.9%	62,674	29	21.3%	42,855	30	51.1%	146,553	161	30.5%	4,155,038	2,811
70% - 79.99%	63.8%	822,019	923	35.7%	58,041	78	45.3%	32,204	48	41.1%	4,712,288	3,529	45.6%	69,959	71	67.8%	136,248	141	20.5%	58,818	127	43.2%	5,889,576	4,711
= 80%	3.1%	39,446	52	7.9%	12,861	14	2.0%	1,450	1	11.0%	1,260,060	1,413	1.0%	1,572	2	0.0%	0	0	0.0%	0	0	9.7%	1,315,390	1,482
> 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%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Rate Type																								
Fixed Rate	15.2%	196,215	91	13.0%	21,165	21	12.4%	8,833	28	26.4%	3,029,853	1,547	23.6%	36,193	22	16.1%	32,276	22	70.8%	202,852	234	25.9%	3,527,388	1,611
Variable Rate	84.8%	1,093,217	1,061	87.0%	141,508	141	87.6%	62,329	90	73.6%	8,433,116	8,486	76.4%	117,060	95	83.9%	168,645	164	29.2%	83,720	153	74.1%	10,099,596	9,865
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Borrower Previous Credit Events [22]																								
0	97.2%	1,253,901	1,113	98.0%	159,361	157	99.9%	71,061	115	96.9%	11,107,204	9,694	98.5%	150,892	115	93.8%	188,526	175	95.9%	274,910	372	96.9%	13,205,856	11,084
1	2.7%	34,860	38	2.0%	3,313	5	0.1%	101	3	2.9%	327,386	311	1.5%	2,361	2	6.2%	12,395	11	4.1%	11,662	15	2.9%	392,078	363
>=2	0.1%	671	1	0.0%	0	0	0.0%	0	0	0.2%	28,379	28	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.2%	29,050	29
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Equifax Borrower Credit Score																								
Excellent - (833 - 1200)	37.8%	487,313	562	47.2%	76,773	81	39.9%	28,381	54	50.4%	5,781,524	5,346	44.5%	68,244	57	48.2%	96,928	86	49.2%	140,915	192	49.0%	6,680,079	6,082
Very Good - (726 - 832)	41.9%	540,874	387	36.4%	59,218	55	47.8%	34,038	43	32.0%	3,671,142	2,948	41.1%	62,988	41	35.9%	72,050	69	36.9%	105,705	139	33.4%	4,546,013	3,415
Good - (622 - 725)	13.7%	176,130	144	11.8%	19,175	16	3.7%	2,654	13	12.5%	1,438,135	1,040	12.0%	18,431	12	6.2%	12,510	18	11.8%	33,854	41	12.5%	1,700,888	1,200
Average - (510 - 621)	4.6%	59,640	30	1.6%	2,620	5	8.3%	5,939	4	3.5%	396,392	325	1.0%	1,531	2	8.1%	16,347	11	1.6%	4,638	11	3.6%	487,107	362
Below Average - (0 - 509)	2.0%	25,476	29	3.0%	4,888	5	0.2%	151	4	1.5%	175,777	374	1.3%	2,060	5	1.5%	3,087	2	0.5%	1,460	4	1.6%	212,897	417
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
La Trobe Financial Borrower Credit Grade [23]																								
A	96.0%	1,237,492	1,102	97.8%	159,107	158	99.9%	71,076	116	96.1%	11,015,735	9,618	97.1%	148,817	112	96.4%	193,604	177	96.8%	277,426	369	96.2%	13,103,256	10,997
B	2.9%	37,171	36	2.2%	3,567	4	0.1%	86	2	3.0%	348,257	297	2.9%	4,437	5	3.1%	6,298	8	3.0%	8,550	16	3.0%	408,366	346
C1	1.1%	14,184	11	0.0%	0	0	0.0%	0	0	0.7%	78,035	80	0.0%	0	0	0.0%	0	0	0.2%	596	2	0.7%	92,815	91
C2	0.0%	586	3	0.0%	0	0	0.0%	0	0	0.2%	18,214	29	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.1%	18,800	32
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	2,728	9	0.0%	0	0	0.5%	1,020	1	0.0%	0	0	0.0%	3,748	10
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
La Trobe Financial Loan Quality [24]																								
Super Prime	28.1%	362,581	410	32.7%	53,247	62	45.0%	32,040	52	29.7%	3,408,374	3,567	38.3%	58,702	53	15.5%	31,220	29	50.8%	145,690	163	30.0%	4,091,853	4,048
Prime	31.7%	409,297	387	40.1%	65,289	53	15.1%	10,738	33	34.6%	3,966,308	3,612	37.3%	57,170	37	20.2%	40,658	36	33.9%	97,244	154	34.1%	4,646,704	4,066
Near Prime (≤ 70% LVR)	9.6%	123,977	51	11.9%	19,359	20	15.0%	10,650	21	16.4%	1,880,597	1,284	11.5%	17,595	11	9.1%	18,196	16	14.3%	41,112	62	15.5%	2,111,485	1,350
Near Prime (>70% LVR)	25.7%	331,083	273	13.6%	22,079	23	16.8%	11,932	10	16.9%	1,932,726	1,365	11.5%	17,631	14	48.3%	96,986	96	0.6%	1,727	6	17.7%	2,414,163	1,765
Specialist	4.8%	62,495	31	1.7%	2,700	4	8.2%	5,802	2	2.4%	274,964	205	1.4%	2,157	2	6.9%	13,861	9	0.3%	799	2	2.7%	362,779	247
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 October 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 [17]	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% [18]					
	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number	%	$'000s	Number
Debt to Income Ratio																								
<= 4x	49.4%	636,930	492	58.2%	94,679	83	43.0%	30,631	67	57.2%	6,551,621	4,659	59.2%	90,691	58	60.3%	121,224	102	84.3%	241,490	307	57.0%	7,767,268	5,224
>4x <=6x	29.9%	386,125	397	25.1%	40,898	39	36.7%	26,142	26	26.6%	3,044,903	2,865	17.5%	26,835	20	26.9%	54,134	59	6.1%	17,597	36	26.4%	3,596,632	3,387
>6x <=7x	10.2%	131,388	135	5.9%	9,581	14	6.6%	4,699	12	6.8%	776,332	1,043	8.4%	12,806	12	6.4%	12,936	9	1.1%	3,083	6	7.0%	950,824	1,207
>7x	10.5%	134,990	128	10.8%	17,516	26	13.6%	9,690	13	9.5%	1,090,114	1,466	15.0%	22,922	27	6.3%	12,627	16	8.5%	24,402	38	9.6%	1,312,260	1,658
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Borrower Type																								
Individual	8.6%	111,181	136	31.9%	51,861	42	6.9%	4,932	10	24.7%	2,828,920	2,805	21.6%	33,080	20	13.6%	27,236	28	1.7%	4,860	14	22.5%	3,062,071	3,041
Trust	38.2%	491,990	260	31.7%	51,646	45	48.5%	34,496	49	31.2%	3,580,293	2,059	34.4%	52,795	24	47.9%	96,297	86	46.5%	133,212	182	32.6%	4,440,729	2,388
Company	26.6%	342,488	179	22.7%	36,961	29	30.1%	21,422	37	33.0%	3,783,650	2,039	28.8%	44,066	31	35.3%	71,019	60	51.6%	147,933	189	32.6%	4,447,540	2,217
SMSF	26.7%	343,773	577	13.7%	22,206	46	14.5%	10,311	22	11.1%	1,270,106	3,130	15.2%	23,312	42	3.2%	6,369	12	0.2%	567	2	12.3%	1,676,644	3,830
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Investment Amount																								
<=50,000	0.1%	1,227	84	0.2%	264	13	1.7%	1,242	28	0.1%	8,317	461	0.1%	80	6	0.1%	187	13	0.3%	790	32	0.1%	12,107	457
>50,000 <=100,000	0.1%	1,309	20	0.8%	1,251	14	2.6%	1,876	34	0.2%	19,959	261	0.1%	94	1	0.7%	1,346	15	0.7%	1,939	26	0.2%	27,774	269
>100,000 <=250,000	1.4%	17,859	90	2.4%	3,855	29	2.0%	1,443	9	2.0%	232,660	1,299	1.2%	1,811	11	1.0%	1,967	12	4.0%	11,557	67	2.0%	271,152	1,412
>250,000 <=500,000	9.5%	122,013	323	7.1%	11,475	31	5.7%	4,029	11	9.5%	1,092,485	2,895	5.4%	8,257	22	4.2%	8,494	24	12.3%	35,176	94	9.4%	1,281,929	3,301
>500,000 <=1,000,000	19.5%	250,932	357	10.6%	17,310	24	11.9%	8,479	11	13.7%	1,566,090	2,283	13.6%	20,803	30	18.1%	36,293	49	23.2%	66,590	91	14.4%	1,966,496	2,742
>1,000,000 <=5,000,000	35.2%	454,361	246	58.5%	95,213	46	76.0%	54,092	25	49.6%	5,685,298	2,501	75.8%	116,209	46	59.3%	119,156	69	48.0%	137,649	72	48.9%	6,661,978	2,907
>5,000,000	34.3%	441,732	32	20.5%	33,306	5	0.0%	0	0	24.9%	2,858,161	333	3.9%	6,000	1	16.7%	33,478	4	11.5%	32,870	5	25.0%	3,405,547	388
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Loan Vintage by Year [25]																								
2026	45.4%	585,783	418	30.6%	49,825	38	18.6%	13,259	25	48.1%	5,512,557	4883	43.6%	66,881	30	14.0%	28,083	35	19.5%	55,776	130	46.3%	6,312,164	5300
2025	31.7%	408,955	297	28.4%	46,259	35	32.4%	23,062	42	28.8%	3,304,574	2,028	20.1%	30,824	16	31.7%	63,748	50	49.9%	142,919	150	29.5%	4,020,340	2,334
2024	11.9%	152,961	192	16.1%	26,225	18	11.5%	8,183	11	9.9%	1,129,957	819	6.9%	10,571	9	30.3%	60,920	54	17.6%	50,324	48	10.6%	1,439,142	1,076
2023	5.6%	71,882	118	17.0%	27,587	42	8.0%	5,720	9	6.0%	692,157	578	11.1%	17,035	17	15.5%	31,168	28	7.1%	20,221	26	6.4%	865,769	786
2022	4.0%	51,936	81	3.2%	5,195	13	22.0%	15,684	16	3.2%	362,769	373	12.7%	19,393	28	7.5%	15,163	17	2.3%	6,561	16	3.5%	476,700	527
2021	0.6%	8,224	20	2.6%	4,164	9	1.6%	1,119	4	1.4%	161,718	291	4.2%	6,453	13	0.9%	1,809	1	0.5%	1,296	2	1.4%	184,783	338
Before 2021	0.8%	9,692	26	2.1%	3,419	7	5.8%	4,134	11	2.6%	299,238	1,061	1.4%	2,098	4	0.0%	30	1	3.3%	9,475	15	2.4%	328,087	1,115
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Seasoning [26]																								
0 - 6 months	36.3%	468,327	321	30.3%	49,313	31	17.1%	12,163	14	38.4%	4,396,062	3,990	31.2%	47,747	22	9.7%	19,409	26	22.6%	64,841	111	37.1%	5,057,863	4,319
7 - 12 months	26.0%	335,333	221	18.5%	30,123	22	24.2%	17,226	35	25.9%	2,966,617	1,884	26.8%	41,007	19	19.9%	40,049	26	22.1%	63,285	103	25.6%	3,493,640	2,078
13 - 24 months	19.3%	249,393	236	25.5%	41,486	33	16.5%	11,718	28	19.0%	2,177,832	1,426	13.0%	19,928	11	30.3%	60,827	53	40.0%	114,756	123	19.6%	2,675,939	1,712
25 - 36 months	9.7%	125,216	175	5.8%	9,469	11	7.7%	5,492	5	7.3%	836,233	694	7.2%	11,072	10	23.1%	46,360	44	11.1%	31,852	31	7.8%	1,065,694	941
37 - 60 months	7.6%	98,421	166	17.6%	28,582	56	31.9%	22,720	24	6.7%	764,871	836	18.6%	28,575	45	17.0%	34,247	36	3.9%	11,183	17	7.3%	988,599	1,157
61+ months	1.0%	12,742	33	2.3%	3,701	9	2.6%	1,842	12	2.8%	321,355	1,203	3.2%	4,924	10	0.0%	30	1	0.2%	654	2	2.5%	345,249	1,269
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Security Location (QBE LMI) [27]																								
Metro	87.3%	1,126,112	956	71.1%	115,607	129	93.7%	66,673	103	91.4%	10,480,958	7,910	89.4%	136,990	99	88.0%	176,746	165	92.6%	265,424	333	90.8%	12,368,509	9,096
Regional	9.6%	124,143	159	13.6%	22,097	19	6.0%	4,246	10	7.2%	828,502	1,638	9.5%	14,579	14	6.5%	13,012	14	6.8%	19,347	47	7.5%	1,025,926	1,838
Other	3.0%	39,178	37	15.3%	24,970	14	0.3%	242	5	1.3%	153,509	485	1.1%	1,685	4	5.6%	11,164	7	0.6%	1,800	7	1.7%	232,548	542
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476
Security Location (Standard & Poors) [28]																								
Metro	84.4%	1,088,199	916	76.3%	124,140	133	93.4%	66,473	99	89.2%	10,228,314	7,860	89.9%	137,744	102	89.6%	180,097	167	85.0%	243,633	314	88.6%	12,068,600	9,020
Regional	15.6%	201,233	236	23.7%	38,534	29	6.6%	4,689	19	10.8%	1,234,656	2,173	10.1%	15,509	15	10.4%	20,824	19	15.0%	42,940	73	11.4%	1,558,385	2,456
Total	100.0%	1,289,432	1,152	100.0%	162,674	162	100.0%	71,161	118	100.0%	11,462,969	10,033	100.0%	153,254	117	100.0%	200,921	186	100.0%	286,572	387	100.0%	13,626,984	11,476

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 October 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 [17]	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% [18]					
	%	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**	**%**	**$'000s**	**Number**
Portfolio Allocation																								
Cash	13.2%	188,462	n/a	9.4%	15,327	n/a	10.4%	11,094	n/a	1.7%	187,266	n/a	4.0%	5,921	n/a	1.8%	18,375	n/a	0.0%	0	n/a	3.0%	426,445	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	29.6%	31,579	n/a	0.0%	0	n/a	0.0%	0	n/a	56.2%	560,340	n/a	0.0%	0	n/a	4.1%	591,920	n/a
Credit Assets – Private Credit [33]	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	22.7%	226,439	n/a	0.0%	0	n/a	1.6%	226,439	n/a
Mortgage Investments	86.8%	1,241,781	1,100	90.6%	147,107	147	60.0%	64,121	113	98.3%	11,023,634	9,771	96.0%	141,157	110	19.2%	191,363	177	100.0%	273,386	369	91.3%	13,082,549	11,129
Total	100.0%	1,430,243	1,100	100.0%	162,434	147	100.0%	106,793	113	100.0%	11,210,900	9,771	100.0%	147,079	110	100.0%	996,518	177	100.0%	273,386	369	100.0%	14,327,353	11,129
Mortgage Investments performing but past due [29]																								
31 - 60 days	0.2%	2,725	5	0.1%	200	2	0.1%	100	2	0.9%	105,099	30	0.0%	0	0	0.0%	0	0	0.9%	2,678	7	0.7%	110,802	32
61 - 90 days	0.9%	13,284	5	1.1%	1,987	4	0.1%	136	2	0.6%	65,200	32	1.1%	1,763	1	1.0%	9,750	2	1.8%	5,558	8	0.7%	97,678	38
> 90 days	0.2%	3,152	3	8.1%	14,389	7	0.1%	100	2	1.6%	189,035	68	2.6%	4,081	4	0.0%	100	1	1.5%	4,571	17	1.4%	215,428	78
Total	1.3%	19,160	13	9.3%	16,576	13	0.3%	336	6	3.1%	359,334	130	3.7%	5,844	5	1.0%	9,850	3	4.2%	12,807	32	2.8%	423,908	148
Loans in Default [30]																								
31 - 60 days	0.7%	9,881	9	1.6%	2,863	2	1.7%	1,879	2	1.1%	123,110	77	3.2%	5,107	3	0.0%	1	1	1.6%	4,921	5	1.0%	147,760	90
61 - 90 days	0.5%	7,837	6	0.9%	1,658	3	0.0%	0	0	0.2%	26,586	27	2.1%	3,270	2	0.1%	665	1	0.0%	0	0	0.3%	40,016	39
> 90 days	1.6%	23,410	30	5.3%	9,378	8	3.2%	3,610	2	1.5%	179,888	120	1.7%	2,670	1	0.7%	6,743	6	1.1%	3,334	9	1.5%	229,032	168
MIP	0.4%	6,523	7	0.9%	1,668	2	1.4%	1,552	1	0.9%	109,752	38	0.7%	1,050	1	0.2%	2,150	1	1.6%	4,931	4	0.9%	127,627	50
Total	3.2%	47,651	52	8.7%	15,567	15	6.2%	7,041	5	3.8%	439,335	262	7.6%	12,096	7	1.0%	9,559	9	4.4%	13,186	18	3.7%	544,435	347
Total performing past due & loans in default	4.5%	66,812	65	18.1%	32,143	28	6.5%	7,377	11	6.9%	798,670	392	11.3%	17,940	12	1.9%	19,409	12	9.1%	25,993	50	6.5%	968,344	495
Security Value held of past due & loans in default [31]		95,607			48,043			10,648			1,403,644			32,326			31,571			48,140			1,669,978	
Security Coverage [31]	143.1%			149.5%			144.3%			175.7%			180.2%			162.7%			185.2%			172.5%		
Total Performing Assets	96.8%	1,430,243		91.3%	162,434		93.8%	106,793		96.2%	11,210,900		92.4%	147,079		99.0%	996,518		95.4%	273,386		96.3%	14,327,353	
Default Asset Ratio	3.2%	47,651		8.7%	15,567		6.2%	7,041		3.8%	439,335		7.6%	12,096		1.0%	9,559		4.6%	13,186		3.7%	544,435	
Mortgage Investments in Hardship [32]	0.5%	5,916	8	1.4%	2,256	4	0.0%	0	0	0.3%	38,656	37	0.3%	400	1	2.0%	3,956	3	0.0%		0	0.4%	51,184	53

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. 17. The rates of return on your investment were current at 31 October 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.** 18. Subject to availability. 19. 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. 20. 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. 21. 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. 22. Number of credit events assessed according to S&P life event methodology. 23. 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. 24. La Trobe Financial's proprietary loan quality assessment derived at the loan assessment stage. 25. Calculated on original settlement date. 26. Number of months of a loan since original settlement. 27. Per QBE methodology as at 31 March 2018. 28. Per S&P methodology as at 10 July 2013. 29. Performing but past due loans represent expired loans that continue to make required payments. 30. 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. 31. Security value represents the original valuation amount of the underlying security property supporting loans past due and loans in default, being the market value determined by an independent valuer at the time of the most recent loan approval or renewal. Security coverage is security value expressed as a percentage of the loan balance of past due and defaulted loans. 32. Hardship ratio for the Fund is calculated by dividing the total investment amount of loans in hardship by the total Assets under Management. 33. 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.