

La Trobe Australian Credit Fund Investment Snapshot

As at 30 September 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	0.43%	0.96%	0.48%	0.07%	0.45%	0.04%	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	\$ 1,429.3 Million	\$ 192.0 Million	\$ 115.6 Million	\$ 11,714.2 Million	\$ 158.7 Million	\$ 994.6 Million	\$ 305.5 Million	\$ 14,909.9 Million																				
Total Number of Mortgages ⁵	1,276	211	119	10,114	123	187	395	11,730																				
Total Mortgages	\$ 1,253.8 Million	\$ 176.2 Million	\$ 72.0 Million	\$ 11,513.4 Million	\$ 154.7 Million	\$ 262.7 Million	\$ 305.5 Million	\$ 13,738.4 Million																				
1st Registered Mortgages:% of mortgage portfolio	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	94.8%	99.9%																				
Average Mortgage Investment	\$ 982,593	\$ 835,305	\$ 604,735	\$ 1,138,365	\$ 1,257,936	\$ 1,404,627	\$ 773,508	\$ 1,171,215																				
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	\$34,922,756 : 2.4%	\$9,259,859 : 4.8%	\$5,000,000 : 4.3%	\$28,375,630 [^] : 0.2%	\$5,000,073 : 3.2%	\$16,616,936 : 1.7%	\$9,312,951 : 3.0%	\$49,261,316 : 0.3%																				
Top 10 Largest Mortgage Investments in Aggregate	\$225,495,175 : 15.8%	\$59,291,103 : 30.9%	\$29,098,195 : 25.2%	\$232,804,906 : 2.0%	\$42,880,484 : 27.0%	\$78,888,564 : 7.9%	\$54,201,140 : 17.7%	\$340,332,894 : 2.3%																				
Largest Single Borrower or Borrower Group Exposure: % of the portfolio	\$61,492,490 : 4.3%	\$9,259,859 : 4.8%	\$5,000,000 : 4.3%	\$51,481,840 : 0.4%	\$5,000,073 : 3.2%	\$16,616,936 : 1.7%	\$9,312,951 : 3.0%	\$86,207,296 : 0.6%																				
Top 10 Largest Single Borrower or Borrower Group Exposures in Aggregate	\$245,138,055 : 17.2%	\$60,629,656 : 31.6%	\$31,098,196 : 26.9%	\$367,389,666 : 3.1%	\$44,528,466 : 28.1%	\$79,960,892 : 8.0%	\$55,718,687 : 18.2%	\$581,907,514 : 3.9%																				
Weighted Average LVR ⁶	71.2%	69.0%	69.1%	67.4%	67.3%	70.0%	60.9%	67.6% (Excludes Special Mandates)																				
Default loans > 30 days ^{7,8}	4.1%	11.8%	6.1%	3.7%	6.0%	1.5%	4.4% (Excludes Special Mandates)	3.7% (Excludes Special Mandates)																				
Number and value of default loans > 30 days	53 : \$58,868,344	16 : \$22,673,326	5 : \$7,040,926	260 : \$430,372,753	5 : \$9,555,745	11 : \$15,227,153	17 : \$12,816,768	346 : \$556,555,015																				
Payment in kind arrangements ⁹	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil																				
Pre-paid and capitalised interest loans	119 : \$255,796,875	55 : \$58,963,872	43 : \$27,475,278	1865 : \$3,704,943,246	39 : \$77,869,561	32 : \$84,374,582	259 : \$204,827,396	1943 : \$4,414,250,811																				
Undrawn loan commitments	219 : \$301,356,313	11 : \$3,416,441	2 : \$93,424	3,056 : \$2,110,991,973	7 : \$50,859,181	3 : \$3,913,130	0 : \$0	3,298 : \$2,470,630,463																				
Loans exceeding 5% of the Fund	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil																				
Investments > \$1M ¹⁰	286 : \$811,116,655	48 : \$125,038,460	26 : \$55,354,159	2,848 : \$8,572,830,100	49 : \$120,417,154	88 : \$213,529,430	80 : \$178,182,614	3,332 : \$10,208,895,508																				
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 4.90%	3yr 5.00%	5yr 4.16%	7yr 3.34%	1yr 5.09%	3yr 5.27%	5yr 4.53%	7yr 3.96%	1yr 5.29%	3yr 5.51%	5yr 4.76%	7yr n/a	1yr 6.54%	3yr 6.70%	5yr 6.04%	7yr 5.65%	1yr 6.65%	3yr 6.80%	5yr 6.15%	7yr n/a	1yr 8.14%	3yr 8.39%	5yr 7.61%	7yr 7.13%	1yr 8.78%	3yr 8.94%	5yr 8.50%	7yr 8.31%
Rolling Benchmark Return Rate % p.a. ^{13,14}	4.63%	4.73%	3.88%	2.99%	5.16%	5.26%	4.40%	3.50%	5.68%	5.78%	4.92%	n/a	5.64%	5.78%	4.89%	4.00%	5.80%	5.94%	5.04%	n/a	7.23%	7.37%	6.46%	5.57%	n/a	n/a	n/a	n/a
Benchmark Outperformance	0.26%	0.27%	0.28%	0.36%	(0.07%)	0.01%	0.13%	0.46%	(0.39%)	(0.27%)	(0.16%)	n/a	0.90%	0.92%	1.16%	1.65%	0.85%	0.87%	1.11%	n/a	0.91%	1.02%	1.15%	1.57%	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%	0.09%	0.42%	0.30%
Investor Capital Return at Redemption (Since Inception)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	n/a ¹⁴	n/a ¹⁴	n/a ¹⁴	n/a ¹⁴
Investor Liquidity at Maturity (Since Inception) ¹⁵	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	n/a ¹⁴	n/a ¹⁴	n/a ¹⁴	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 September 2026. The rates of return are reviewed and determined monthly and may increase or decrease each month. The applicable distribution for any given month is paid at the start of the following month. The rates of return are not guaranteed and are determined by the future revenue of the Credit Fund and may be lower than expected. An investment in the Credit Fund is not a bank deposit, and investors risk losing some or all of their principal investment. Past performance is not a reliable indicator of future performance. **Withdrawal rights are subject to liquidity and may be delayed or suspended.** Peer-to-Peer returns are specific to individual mortgages and therefore subject to availability. Visit our website for further information. 2. Subject to availability. 3. We provide this risk classification as a guide and it describes the risk based on the investment strategy of the investment account and underlying asset base. In assessing the risks of each investment account, we have had reference to the categories of risk described in the Standard Risk Measure Guidance Paper for Trustees issued jointly by the Financial Services Council (of which we are a member) and the Association of Superannuation Funds of Australia dated July 2011. 4. Please view our awards and ratings on our Awards and Ratings page on our website <https://www.latrobefinancial.com.au/about-us/awards-and-ratings/>. Further information regarding the Lipper Leaders rating can be found on the LSEG website: <https://www.lseg.com/en/data-analytics/asset-management-solutions/lipper-fund-performance>. 5. The Investment Accounts may invest in the same mortgage. Loan numbers refer to the number of loans only and do not reflect the number of individual securities. 6. The Fund Total weighted average LVR is calculated excluding Special Mandates (as that term is defined in the PDS). 7. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments. 8. From time to time we take on the administration of third party originated mortgage books into the Peer-to-Peer, that may have higher arrears than our own loans, and we do so on a "workout recovery" basis to repair the transferred portfolio. These loans are excluded from the Peer-to-Peer and Fund Total Arrears figures. 9. La Trobe Financial does not offer payment in kind (PIK) loans to borrowers, which are loans which allow borrowers to defer cash interest payments and to instead capitalise that amount into the loan balance. La Trobe Financial does however provide loans with a capitalised interest budget, which is drawn down by La Trobe Financial across the life of the loan to meet interest payment obligations (disclosed at row entitled "Pre-paid and capitalised interest loans"). 10. The total Fund Investments >\$1m will not equal the sum of each individual Account's investments as multiple Accounts can invest in a single loan. The Fund currently does not use derivatives for investment return management. 11. The Fund does not have any borrowings. 12. Past performance is not a reliable indicator of future performance. Returns are calculated on a compounded basis. 13. The benchmark for the 12 Month Investment Account changed in January 2015 to the Bloomberg AusBond Bank Bill Index +150bps. 14. The Select Investment Account is a peer to peer investment and its performance profile depends on the characteristics of the underlying loan(s) selected by each investor. 15. We buttress account-level liquidity with a comprehensive liquidity framework that is actively managed by our Portfolio Management team on a daily basis. This framework includes short, medium & long term liquidity forecasting, a detailed key risk indicator analysis, monthly stress testing and a contingent liquidity plan with multiple alternative funding pools and liquidity levers. # We will make every endeavour to release your funds after receiving your withdrawal request: within 2 business days for the Classic Notice Account, 90 days for the 90 Day Notice Account, and 180 days for the 6 Month Notice Account. However, we have 12-months under the Fund's Constitution to fulfill the request. When determining whether to honour your withdrawal request within the specified timeframes we have to have regard to the Fund's ability to realise for value the relevant assets and the best interests of investors. **While there is a risk of not honouring your withdrawal request within 2 business days, 90 days or 180 days.** It's important to note that there has never been a case in the history of the Fund when we have not honoured a withdrawal request on time due to a lack of liquidity. [^]There is one loan in the portfolio with a current balance above the maximum \$25.0m. The approved balance for this loan is \$23.4m, however due to accrued fees and interest it now exceeds \$25.0m. This loan is actively managed by La Trobe Financial's risk team in accordance with standard procedure.

*The relevant law requires that the Management Fees and Costs be calculated based on the actual costs for the previous financial year. In the case of the 12 Month Investment Account the actual Management Fees and Costs for the 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 30 September 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	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% ¹⁷								
Cash (Liquidity Ratio) Credit Assets First Mortgages Special Mandates																											
Authorised Investments	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number			
Cash	12.3%	175,472	n/a	8.2%	15,764	n/a	8.0%	9,204	n/a	1.7%	200,806	n/a	2.5%	3,950	n/a	1.1%	10,628	n/a	0.0%	0	n/a	2.8%	415,824	n/a			
Credit Assets - Warehouse / RMBS ¹⁸	0.0%	0	n/a	0.0%	0	n/a	29.8%	34,388	n/a	0.0%	0	n/a	0.0%	0	n/a	49.9%	496,321	n/a	0.0%	0	n/a	3.6%	530,709	n/a			
Credit Assets – Private Credit ³²	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	22.6%	224,984	n/a	0.0%	0	n/a	1.5%	224,984	n/a			
Residential	13.9%	198,411	177	35.3%	67,866	94	15.9%	18,352	41	60.3%	7,058,014	5,946	22.3%	35,457	27	2.9%	28,600	20	19.9%	60,835	95	50.1%	7,467,535	6,168			
Land - vacant	1.2%	17,073	42	8.0%	15,373	17	4.6%	5,287	13	8.7%	1,018,411	960	7.6%	12,012	9	0.9%	9,135	4	12.5%	38,079	73	7.5%	1,115,371	1,019			
Commercial	33.8%	483,118	556	15.9%	30,511	48	18.9%	21,790	33	10.9%	1,281,078	1,432	31.7%	50,226	48	7.0%	70,048	49	3.1%	9,330	18	13.1%	1,946,101	2,119			
Industrial	29.8%	426,190	457	14.0%	26,929	38	16.6%	19,139	18	6.9%	814,032	1,221	16.6%	26,264	26	11.1%	110,766	97	2.4%	7,362	12	9.6%	1,430,681	1,825			
Rural	0.2%	3,007	3	0.8%	1,522	1	0.0%	0	0	0.1%	13,773	29	0.0%	0	0	0.1%	1,111	1	0.2%	485	2	0.1%	19,898	34			
Development Finance	8.8%	125,989	41	17.7%	34,048	13	6.4%	7,395	14	11.3%	1,328,116	526	19.4%	30,767	13	4.3%	43,005	16	56.8%	173,594	186	11.7%	1,742,914	556			
Total (excluding Special Mandates ¹⁹ & Subordinated Credit)	100.0%	1,429,261	1,276	100.0%	192,013	211	100.0%	115,555	119	100.0%	11,714,229	10,114	100.0%	158,676	123	100.0%	994,598	187	94.8%	289,684	386	99.9%	14,894,017	11,721			
Special Mandates ¹⁹	Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			5.2%	15,852	9	0.1%	15,852	9
Mezzanine / Subordinated Credit	Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			Not Applicable			0.0%	0	0
Total	100.0%	1,429,261	1,276	100.0%	192,013	211	100.0%	115,555	119	100.0%	11,714,229	10,114	100.0%	158,676	123	100.0%	994,598	187	100.0%	305,536	395	100.0%	14,909,869	11,730			
Mortgage Investment Portfolio Profile																			(Excludes Special Mandates ¹⁹)			(Excludes Special Mandates ¹⁹)					
Weighted Average LVR ²⁰	71.2%			69.0%			69.1%			67.4%			67.3%			70.0%			60.9%			67.6%					
Average Mortgage Investment	983			835			605			1,138			1,258			1,405			774			1,171					
Largest Mortgage Investment	2.4%			4.8%			4.3%			0.2%			3.2%			1.7%			3.0%			0.3%					
Top 10 largest Mortgage Investments in aggregate	15.8%			30.9%			25.2%			2.0%			27.0%			7.9%			17.7%			2.3%					
Largest Single Borrower or Group Borrower Exposure	4.3%			4.8%			4.3%			0.4%			3.2%			1.7%			3.0%			0.6%					
Top 10 Largest Single Borrower or Group Borrower Exposures in aggregate	17.2%			31.6%			26.9%			3.1%			28.1%			8.0%			18.2%			3.9%					
Undrawn loan commitments	21.1%			1.8%			0.1%			18.0%			32.1%			0.4%			0.0%			16.6%					
Pre-paid & capitalised interest loans	17.9%			30.7%			23.8%			31.6%			49.1%			8.5%			67.0%			29.6%					
Mortgage Investments by State																											
ACT	0.4%			0.0%			0.0%			0.9%			0.7%			0.6%			1.3%			0.8%					
NSW	42.3%			46.1%			48.0%			45.6%			45.4%			36.0%			46.5%			45.1%					
VIC	30.6%			31.0%			18.7%			29.8%			34.6%			32.1%			29.6%			30.0%					
QLD	15.4%			12.0%			22.9%			15.3%			13.8%			15.9%			11.4%			15.3%					
SA	5.3%			4.1%			3.7%			3.4%			1.9%			9.5%			2.7%			3.7%					
WA	4.7%			5.1%			6.6%			4.2%			3.2%			5.9%			8.0%			4.3%					
TAS	1.0%			1.6%			0.0%			0.6%			0.2%			0.0%			0.4%			0.7%					
NT	0.3%			0.1%			0.0%			0.2%			0.1%			0.0%			0.0%			0.2%					
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721			
Mortgage Investments Return profile																											
<5.00%	0.1%			0.0%			0.0%			0.0%			0.0%			0.0%			0.0%			0.0%					
5.00% - 5.99%	0.1%			0.0%			0.0%			0.0%			0.0%			0.0%			0.0%			0.0%					
6.00% - 6.99%	0.1%			1.2%			0.0%			2.7%			0.0%			0.0%			0.5%			2.3%					
7.00% - 7.99%	4.9%			9.0%			3.6%			20.1%			3.4%			0.1%			0.0%			17.5%					
8.00% - 8.99%	34.4%			28.3%			29.2%			39.2%			33.5%			12.2%			7.4%			37.4%					
9.00% - 9.99%	53.0%			38.5%			58.7%			28.0%			42.9%			73.5%			43.6%			31.9%					
10.00% - 10.99%	5.9%			13.7%			8.0%			8.1%			17.8%			12.9%			44.6%			9.0%					
11.00 - 11.99%	1.4%			9.2%			0.5%			1.6%			2.3%			1.3%			3.6%			1.7%					
> or = 12.00%	0.0%			0.0%			0.0%			0.2%			0.0%			0.0%			0.2%			0.2%					
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721			

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 September 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	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% ¹⁷					
Loan Maturity Profile	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
0 - 6 months	15.4%	193,696	80	33.4%	58,875	59	22.3%	16,049	45	23.6%	2,714,518	1,094	31.7%	49,067	30	24.8%	65,041	25	67.6%	195,811	230	24.0%	3,293,057	1,174
7 - 12 months	5.9%	73,435	40	11.7%	20,572	13	13.1%	9,434	7	13.3%	1,531,983	950	20.2%	31,318	16	11.0%	28,972	16	21.0%	60,896	102	12.8%	1,756,610	990
13 - 24 months	7.4%	92,854	56	12.0%	21,090	25	14.1%	10,122	13	10.0%	1,152,579	962	15.8%	24,486	14	11.0%	28,916	9	6.1%	17,799	44	9.8%	1,347,846	1,021
25 - 36 months	4.9%	61,581	11	2.0%	3,487	11	3.2%	2,300	7	2.2%	254,782	79	8.0%	12,337	6	1.8%	4,611	2	5.0%	14,348	7	2.6%	353,446	98
37 - 60 months	1.2%	15,174	16	0.3%	502	5	0.4%	287	6	2.5%	290,234	103	0.5%	701	2	0.1%	171	5	0.3%	830	3	2.2%	307,900	115
61+ months	65.2%	817,049	1,073	40.7%	71,724	98	46.9%	33,771	41	48.4%	5,569,326	6,926	23.8%	36,817	55	51.4%	134,955	130	0.0%	0	0	48.6%	6,663,642	8,323
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
LVR Profile ²⁰																								
< 50%	1.5%	18,635	27	2.4%	4,184	12	0.8%	598	5	6.4%	741,656	1,192	2.9%	4,559	8	0.3%	801	2	11.7%	33,925	47	5.9%	804,359	1,244
50% - 59.99%	5.6%	70,357	42	4.7%	8,291	23	5.0%	3,571	23	10.9%	1,249,805	1,205	10.8%	16,750	10	5.8%	15,273	7	15.5%	45,034	58	10.3%	1,409,081	1,241
60% - 69.99%	19.8%	248,628	97	42.5%	74,951	53	42.4%	30,501	37	30.2%	3,474,664	2,712	41.6%	64,404	27	32.7%	85,831	29	53.6%	155,405	164	30.1%	4,134,384	2,801
70% - 79.99%	70.6%	884,582	1,067	37.9%	66,736	96	46.6%	33,570	48	40.9%	4,713,188	3,517	43.4%	67,093	77	61.2%	160,761	149	19.1%	55,320	117	43.6%	5,981,250	4,870
= 80%	2.5%	31,586	43	12.5%	22,087	27	5.2%	3,723	6	11.6%	1,334,110	1,488	1.2%	1,920	1	0.0%	0	0	0.0%	0	0	10.2%	1,393,426	1,565
> 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%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Rate Type																								
Fixed Rate	11.7%	146,342	86	21.9%	38,512	36	13.7%	9,861	29	26.0%	2,991,758	1,517	31.7%	49,064	27	20.1%	52,714	23	72.8%	210,836	241	25.5%	3,499,086	1,587
Variable Rate	88.3%	1,107,447	1,190	78.1%	137,737	175	86.3%	62,103	90	74.0%	8,521,665	8,597	68.3%	105,663	96	79.9%	209,952	164	27.2%	78,848	145	74.5%	10,223,413	10,134
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Borrower Previous Credit Events ²¹																								
0	97.4%	1,221,473	1,235	98.1%	172,937	206	99.9%	71,862	116	96.5%	11,115,342	9,734	98.5%	152,371	121	95.3%	250,311	176	96.0%	278,219	372	96.6%	13,262,516	11,286
1	2.5%	31,644	40	1.9%	3,312	5	0.1%	101	3	3.2%	369,163	348	1.5%	2,355	2	4.7%	12,354	11	4.0%	11,465	14	3.1%	430,394	402
>=2	0.1%	672	1	0.0%	0	0	0.0%	0	0	0.3%	28,918	32	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.2%	29,590	33
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Equifax Borrower Credit Score																								
Excellent - (833 - 1200)	41.0%	513,845	640	36.7%	64,604	94	39.5%	28,453	54	50.2%	5,784,591	5,384	41.2%	63,712	60	41.5%	108,964	87	50.1%	145,222	195	48.9%	6,709,390	6,201
Very Good - (726 - 832)	39.7%	497,511	412	39.0%	68,816	76	45.4%	32,640	44	31.9%	3,678,414	2,950	43.4%	67,088	42	39.0%	102,470	67	35.5%	102,743	136	33.2%	4,549,682	3,460
Good - (622 - 725)	14.5%	181,823	160	19.1%	33,728	29	5.9%	4,217	13	12.5%	1,439,416	1,040	12.9%	20,005	14	9.3%	24,540	20	12.7%	36,696	41	12.7%	1,740,426	1,229
Average - (510 - 621)	4.0%	49,999	37	2.1%	3,715	5	9.0%	6,500	4	3.7%	421,994	352	1.0%	1,534	2	9.0%	23,602	11	1.5%	4,324	10	3.7%	511,668	398
Below Average - (0 - 509)	0.8%	10,611	27	3.1%	5,387	7	0.2%	153	4	1.6%	189,008	388	1.5%	2,387	5	1.2%	3,088	2	0.2%	699	4	1.5%	211,333	433
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
La Trobe Financial Borrower Credit Grade ²²																								
A	96.7%	1,212,324	1,228	97.7%	172,223	206	99.9%	71,877	117	95.9%	11,040,018	9,667	97.4%	150,756	119	95.2%	249,978	177	97.0%	280,936	369	96.0%	13,178,112	11,210
B	2.2%	27,227	35	2.3%	4,026	5	0.1%	86	2	3.1%	358,679	312	2.6%	3,970	4	4.4%	11,680	9	2.8%	8,152	15	3.0%	413,821	362
C1	1.1%	13,651	10	0.0%	0	0	0.0%	0	0	0.8%	93,759	97	0.0%	0	0	0.0%	0	0	0.2%	596	2	0.8%	108,006	107
C2	0.0%	587	3	0.0%	0	0	0.0%	0	0	0.2%	18,244	29	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.1%	18,831	32
C3	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	2,723	9	0.0%	0	0	0.4%	1,007	1	0.0%	0	0	0.0%	3,730	10
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
La Trobe Financial Loan Quality ²³																								
Super Prime	25.3%	316,913	399	26.8%	47,220	68	40.9%	29,405	51	29.2%	3,356,407	3,530	40.0%	61,862	55	13.7%	35,988	21	51.2%	148,184	164	29.1%	3,995,979	3,988
Prime	30.4%	381,018	399	43.6%	76,838	77	19.9%	14,350	33	33.6%	3,870,498	3,607	31.7%	49,073	37	26.4%	69,282	37	33.8%	97,807	152	33.2%	4,558,866	4,092
Near Prime (≤ 70% LVR)	8.2%	102,495	51	12.6%	22,224	32	13.0%	9,363	22	16.9%	1,942,210	1,331	13.9%	21,434	12	8.4%	22,082	14	14.2%	41,183	62	15.7%	2,160,991	1,405
Near Prime (>70% LVR)	32.5%	407,762	399	14.8%	26,169	30	18.1%	13,040	11	17.7%	2,040,766	1,419	13.1%	20,200	17	42.3%	111,213	105	0.5%	1,476	5	19.1%	2,620,626	1,968
Specialist	3.6%	45,601	28	2.2%	3,798	4	8.1%	5,806	2	2.6%	303,542	227	1.4%	2,157	2	9.2%	24,100	10	0.4%	1,032	3	2.8%	386,037	268
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 September 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	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Debt to Income Ratio																								
<= 4x	47.8%	599,585	567	66.6%	117,325	119	44.2%	31,801	67	56.3%	6,486,734	4,620	61.7%	95,400	62	57.5%	150,932	95	84.6%	245,121	304	56.3%	7,726,899	5,279
>4x <=6x	32.9%	412,822	452	15.7%	27,654	41	38.0%	27,374	28	27.0%	3,103,674	2,919	11.6%	17,921	20	25.9%	67,977	64	6.1%	17,799	37	26.8%	3,675,220	3,502
>6x <=7x	8.7%	109,159	135	7.2%	12,661	21	8.2%	5,880	13	7.0%	810,406	1,072	8.3%	12,823	12	8.9%	23,299	11	0.8%	2,261	6	7.1%	976,488	1,243
>7x	10.5%	132,223	122	10.6%	18,609	30	9.6%	6,909	11	9.7%	1,112,609	1,503	18.5%	28,582	29	7.8%	20,457	17	8.5%	24,503	39	9.8%	1,343,892	1,697
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Borrower Type																								
Individual	9.8%	122,624	176	17.0%	30,012	41	8.8%	6,337	13	25.2%	2,898,279	2,888	6.2%	9,615	9	10.4%	27,193	30	1.7%	4,858	14	22.6%	3,098,917	3,153
Trust	39.1%	490,102	329	35.8%	63,022	73	43.1%	30,993	45	31.3%	3,605,725	2,055	43.6%	67,411	35	46.5%	122,211	87	45.5%	131,942	177	32.9%	4,511,406	2,482
Company	24.4%	306,086	212	33.0%	58,218	47	33.5%	24,116	38	32.4%	3,726,499	2,003	35.3%	54,659	38	40.6%	106,569	57	52.6%	152,318	193	32.3%	4,428,464	2,232
SMSF	26.7%	334,976	559	14.2%	24,998	50	14.6%	10,518	23	11.1%	1,282,920	3,168	14.9%	23,042	41	2.5%	6,692	13	0.2%	566	2	12.3%	1,683,712	3,854
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Investment Amount																								
<=50,000	0.1%	1,635	99	0.1%	190	11	1.6%	1,147	26	0.1%	7,237	447	0.0%	39	2	0.1%	185	11	0.2%	650	29	0.1%	11,083	438
>50,000 <=100,000	0.1%	1,208	18	1.5%	2,601	28	2.7%	1,942	35	0.2%	20,281	267	0.1%	96	1	0.1%	367	4	0.7%	1,938	26	0.2%	28,431	270
>100,000 <=250,000	1.6%	20,678	104	3.2%	5,555	44	2.3%	1,679	10	2.1%	236,916	1,322	1.5%	2,373	14	0.6%	1,667	9	4.3%	12,369	71	2.0%	281,236	1,462
>250,000 <=500,000	11.2%	140,475	370	9.4%	16,533	43	6.0%	4,352	12	9.6%	1,101,446	2,931	6.1%	9,429	26	3.0%	7,998	22	12.2%	35,277	96	9.6%	1,315,509	3,395
>500,000 <=1,000,000	22.2%	278,677	399	14.9%	26,333	37	10.4%	7,489	10	13.7%	1,574,713	2,299	14.5%	22,372	31	14.8%	38,919	53	21.1%	61,268	84	14.6%	2,009,771	2,824
>1,000,000 <=5,000,000	37.1%	465,551	262	45.0%	79,380	42	76.9%	55,354	26	50.3%	5,794,104	2,528	74.6%	115,417	48	53.0%	139,141	79	50.2%	145,422	75	49.5%	6,794,369	2,960
>5,000,000	27.6%	345,566	24	25.9%	45,659	6	0.0%	0	0	24.1%	2,778,726	320	3.2%	5,000	1	28.3%	74,389	9	11.3%	32,760	5	23.9%	3,282,099	372
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Loan Vintage by Year ²⁴																								
2026	38.5%	482,952	416	16.6%	29,291	44	13.8%	9,929	18	44.9%	5,169,505	4,603	32.1%	49,723	20	16.6%	43,722	22	15.5%	44,799	108	42.5%	5,829,922	5002
2025	33.7%	422,523	352	33.0%	58,219	51	34.9%	25,136	44	30.6%	3,523,171	2,217	31.5%	48,721	29	33.5%	87,966	54	51.0%	147,720	164	31.4%	4,313,455	2,598
2024	15.1%	189,231	236	22.6%	39,781	31	11.1%	7,965	11	10.4%	1,202,084	866	6.2%	9,631	9	31.0%	81,466	62	20.0%	57,930	54	11.6%	1,588,089	1,182
2023	6.5%	81,582	134	18.6%	32,697	52	8.8%	6,355	11	6.5%	743,276	601	10.8%	16,739	17	12.2%	32,175	29	7.3%	21,260	27	6.8%	934,085	832
2022	4.7%	59,054	92	4.4%	7,734	15	21.7%	15,640	16	3.3%	385,149	395	13.5%	20,921	30	5.9%	15,486	18	2.1%	5,941	15	3.7%	509,926	566
2021	0.7%	8,227	20	2.4%	4,159	9	3.3%	2,381	7	1.5%	174,275	309	4.2%	6,457	13	0.7%	1,817	1	0.4%	1,296	2	1.4%	198,612	359
Before 2021	0.8%	10,219	26	2.5%	4,368	9	6.3%	4,557	12	2.7%	315,962	1,123	1.6%	2,534	5	0.0%	32	1	3.7%	10,737	16	2.5%	348,409	1,182
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Seasoning ²⁵																								
0 - 6 months	35.1%	440,706	347	20.0%	35,274	35	14.6%	10,479	10	39.9%	4,591,861	4,091	30.1%	46,595	17	22.0%	57,881	17	20.4%	59,092	109	38.2%	5,241,888	4,431
7 - 12 months	23.0%	288,205	249	24.8%	43,674	44	24.4%	17,547	36	24.4%	2,804,777	1,800	25.2%	39,066	23	18.7%	49,218	27	25.7%	74,588	97	24.2%	3,317,074	2,036
13 - 24 months	20.0%	250,330	268	20.9%	36,923	38	16.5%	11,877	27	18.7%	2,147,334	1,397	16.3%	25,266	17	27.0%	71,036	62	37.5%	108,641	129	19.3%	2,651,407	1,738
25 - 36 months	12.2%	153,356	199	13.6%	23,991	23	7.3%	5,261	5	7.5%	864,155	725	6.3%	9,748	10	19.9%	52,189	45	12.1%	34,995	34	8.3%	1,143,695	1,003
37 - 60 months	8.7%	108,905	181	18.9%	33,392	65	33.2%	23,925	27	6.7%	772,035	845	19.8%	30,640	49	12.3%	32,309	35	3.6%	10,555	15	7.4%	1,011,761	1,196
61+ months	1.0%	12,287	32	1.7%	2,995	6	4.0%	2,875	14	2.9%	333,262	1,256	2.2%	3,410	7	0.0%	32	1	0.6%	1,813	2	2.6%	356,674	1,317
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Security Location (QBE LMI) ²⁶																								
Metro	87.9%	1,101,880	1,068	71.9%	126,664	172	93.6%	67,388	103	91.6%	10,541,117	8,008	84.4%	130,658	99	87.2%	229,110	161	93.1%	269,801	334	90.8%	12,466,619	9,325
Regional	9.3%	116,416	173	13.0%	22,854	24	6.0%	4,326	11	7.2%	823,999	1,627	10.9%	16,926	18	7.6%	19,841	19	6.3%	18,223	45	7.5%	1,022,586	1,856
Other	2.8%	35,492	35	15.2%	26,731	15	0.3%	249	5	1.3%	148,307	479	4.6%	7,142	6	5.2%	13,715	7	0.6%	1,659	7	1.7%	233,295	540
Total	100.0%	1,253,789	1,276	100.0%	176,249	211	100.0%	71,963	119	100.0%	11,513,423	10,114	100.0%	154,726	123	100.0%	262,665	187	100.0%	289,684	386	100.0%	13,722,499	11,721
Security Location (Standard & Poors) ²⁷																								
Metro	85.5%	1,071,853	1,027	76.2%	134,353																			

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 September 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	5.35%			5.45%			5.60%			6.75%			6.85%			8.25%			from 7.50% ¹⁷					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Portfolio Allocation																								
Cash	12.8%	175,472	n/a	9.3%	15,764	n/a	8.5%	9,204	n/a	1.8%	200,806	n/a	2.6%	3,950	n/a	1.1%	10,628	n/a	0.0%	0	n/a	2.9%	415,824	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	31.7%	34,388	n/a	0.0%	0	n/a	0.0%	0	n/a	50.7%	496,321	n/a	0.0%	0	n/a	3.7%	530,709	n/a
Credit Assets – Private Credit ³²	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	23.0%	224,984	n/a	0.0%	0	n/a	1.6%	224,984	n/a
Mortgage Investments	87.2%	1,194,920	1,223	90.7%	153,576	195	59.8%	64,923	114	98.2%	11,083,050	9,854	97.4%	145,170	118	25.3%	247,438	176	100.0%	276,867	369	91.8%	13,165,944	11,375
Total	100.0%	1,370,393	1,223	100.0%	169,340	195	100.0%	108,514	114	100.0%	11,283,856	9,854	100.0%	149,121	118	100.0%	979,371	176	100.0%	276,867	369	100.0%	14,337,462	11,375
Mortgage Investments performing but past due ²⁸																								
31 - 60 days	0.9%	13,284	5	1.0%	1,987	4	0.1%	136	2	0.6%	70,656	33	1.7%	2,734	2	1.1%	10,650	3	2.1%	6,325	9	0.7%	105,772	41
61 - 90 days	0.1%	1,050	2	0.2%	400	4	0.1%	150	3	0.7%	84,615	20	0.0%	0	0	0.0%	100	1	0.3%	1,057	3	0.6%	87,372	20
> 90 days	0.1%	2,102	1	3.3%	6,414	5	0.1%	64	2	1.0%	121,338	60	2.6%	4,081	4	0.0%	0	0	2.0%	6,018	15	0.9%	140,016	69
Total	1.1%	16,436	8	4.6%	8,801	13	0.3%	350	7	2.4%	276,609	113	4.3%	6,815	6	1.1%	10,750	4	4.4%	13,400	27	2.2%	333,160	130
Loans in Default ²⁹																								
31 - 60 days	1.6%	23,368	11	5.8%	11,135	5	1.6%	1,879	2	0.9%	103,026	68	3.7%	5,836	3	0.2%	2,440	2	1.3%	3,866	4	1.0%	151,549	85
61 - 90 days	0.5%	6,876	6	1.3%	2,500	2	0.0%	0	0	0.3%	40,272	35	0.0%	0	0	0.4%	3,895	2	0.1%	443	1	0.4%	53,986	45
> 90 days	1.5%	22,064	30	3.8%	7,370	7	3.1%	3,610	2	1.5%	176,333	123	1.7%	2,670	1	0.7%	6,743	6	1.2%	3,577	8	1.5%	222,367	171
MIP	0.5%	6,560	6	0.9%	1,668	2	1.3%	1,552	1	0.9%	110,741	34	0.7%	1,050	1	0.2%	2,150	1	1.6%	4,931	4	0.9%	128,653	45
Total	4.1%	58,868	53	11.8%	22,673	16	6.1%	7,041	5	3.7%	430,373	260	6.0%	9,556	5	1.5%	15,227	11	4.2%	12,817	17	3.7%	556,555	346
Total performing past due & loans in default	5.3%	75,304	61	16.4%	31,474	29	6.4%	7,391	12	6.0%	706,981	373	10.3%	16,371	11	2.6%	25,977	15	9.1%	26,217	44	6.0%	889,715	476
Security Value held of past due & loans in default ³⁰		111,576			49,134			10,671			1,228,446			29,950			41,490			47,985			1,519,254	
Security Coverage ³⁰	148.2%			156.1%			144.4%			173.8%			182.9%			159.7%			183.0%			170.8%		
Total Performing Assets	95.9%	1,370,393		88.2%	169,340		93.9%	108,514		96.3%	11,283,856		94.0%	149,121		98.5%	979,371		95.6%	276,867		96.3%	14,337,462	
Default Asset Ratio	4.1%	58,868		11.8%	22,673		6.1%	7,041		3.7%	430,373		6.0%	9,556		1.5%	15,227		4.4%	12,817		3.7%	556,555	
Mortgage Investments in Hardship ³¹	0.4%	5,052	11	1.3%	2,250	4	0.0%	0	0	0.3%	37,100	40	0.3%	400	1	1.5%	3,926	3	0.1%	149	1	0.4%	48,877	59

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 September 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. 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. 31. Hardship ratio for the Fund is calculated by dividing the total investment amount of loans in hardship by the total Assets under Management. 32. 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.