

La Trobe Australian Credit Fund Investment Snapshot

As at 30 June 2024



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 or by calling us on 13 80 10.

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 Term Account APIR: LTC0002AU ISIN: AU60LTC00026			2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570			4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016			Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024			Fund Total ARSN: 088 178 321		
Returns % p.a. ¹	5.15%			5.45%			5.70%			6.75%			6.85%			8.40%			From 7.50% ²					
Rolling Returns % p.a. ³	1yr	3yr	5yr	1yr	3yr	5yr	1yr	3yr	5yr	1yr	3yr	5yr	1yr	3yr	5yr	1yr	3yr	5yr	1yr	3yr	5yr			
	5.19%	3.31%	2.60%	5.50%	3.85%	3.37%	5.76%	n/a	n/a	6.72%	5.45%	5.18%	6.83%	n/a	n/a	8.48%	6.90%	6.57%	9.04%	8.10%	8.04%			
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					
Rolling Benchmark Return Rate % p.a. ⁴	4.87%	3.01%	2.16%	5.40%	3.53%	n/a	5.92%	n/a	n/a	5.91%	3.97%	3.16%	6.07%	n/a	n/a	7.51%	5.53%	4.71%	n/a	n/a	n/a			
Benchmark Outperformance	0.31%	0.30%	0.44%	0.10%	0.32%	n/a	-0.16%	n/a	n/a	0.81%	1.48%	2.02%	0.76%	n/a	n/a	0.97%	1.37%	1.86%	n/a	n/a	n/a			
Minimum Investment	\$10.00			\$10.00			\$10.00			\$10.00			\$10.00			\$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 ⁵	Low			Low			Low			Low - Medium			Low - Medium			Medium			Medium - 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 ⁶	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					
Payment of Investment Returns	Monthly direct to nominated bank account or re-invested			Monthly direct to nominated bank account or re-invested			Monthly direct to nominated bank account or re-invested			Monthly direct to nominated bank account or re-invested			Monthly direct to nominated bank account or re-invested			Monthly direct to nominated bank account			Direct to nominated bank account (frequency determined by investment selected)					
Indirect Cost Ratio (ICR) Financial Year Ended 30 June 2023	2.69%			2.77%			2.34%			1.80%*			1.72%			0.81%			2.00%			2.00%		
Investor Reserve	0.32%^			0.62%^			0.39%			0.32%			0.33%			0.03%			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	\$ 1,154.3 Million			\$ 301.8 Million			\$ 136.2 Million			\$ 8,352.8 Million			\$ 94.9 Million			\$ 541.2 Million			\$ 297.9 Million			\$ 10,879.1 Million		
Total Number of Mortgages ⁷	1,420			315			111			8,670			108			51			462			10,727		
Total Mortgages	\$ 933.1 Million			\$ 279.2 Million			\$ 92.9 Million			\$ 8,124.9 Million			\$ 92.6 Million			\$ 71.1 Million			\$ 297.9 Million			\$ 9,891.8 Million		
Average Mortgage Investment	\$ 657,104			\$ 886,329			\$ 837,290			\$ 937,130			\$ 857,622			\$ 1,394,482			\$ 644,897			\$ 922,142		
Range of Loans	\$10,000 : \$15,511,600			\$10,000 : \$28,958,000			\$10,000 : \$5,200,000			\$10,000 : \$25,000,000			\$10,000 : \$9,874,000			\$10,000 : \$25,000,000			\$10,000 : \$25,000,000			\$10,000 : \$28,958,000		
Largest Mortgage Investment: % of the portfolio	\$9,988,811 : 0.9%			\$8,590,704 : 2.8%			\$4,238,258 : 3.1%			\$24,500,000 : 0.3%			\$4,049,151 : 4.3%			\$4,900,074 : 0.9%			\$6,877,530 : 2.3%			\$24,500,000 : 0.2%		
Top 10 largest Mortgage Investments in aggregate	\$69,906,421 : 6.1%			\$40,001,105 : 13.3%			\$24,807,455 : 18.2%			\$219,846,853 : 2.6%			\$28,832,738 : 30.4%			\$36,112,556 : 6.7%			\$49,283,137 : 16.5%			\$229,059,460 : 2.1%		
Weighted Average LVR ⁸	74.2%			74.1%			75.2%			62.8%			69.8%			63.4%			59.1%			64.3% (Excludes Special Mandates)		
Non-performing loans > 30 days ^{9,10}	3.7%			4.9%			0.0%			3.0%			1.1%			0.2%			2.4% (Excludes Special Mandates)			2.9% (Excludes Special Mandates)		
Number and value of non-performing loans > 30 days	55 : \$42,675,022			18 : \$14,889,769			0 : \$0			196 : \$249,505,935			1 : \$1,050,000			1 : \$1,033,700			8 : \$6,600,285			273 : \$315,754,711		
Pre-paid and capitalised interest loans	26 : \$77,781,296			24 : \$52,105,085			3 : \$4,763,060			723 : \$2,118,073,843			13 : \$19,993,281			18 : \$24,377,793			236 : \$163,917,965			802 : \$2,461,012,322		
Undrawn loan commitments	577 : \$170,289,390			50 : \$57,661,449			12 : \$3,769,886			1,640 : \$1,684,141,711			6 : \$2,405,134			6 : \$3,111,664			0 : \$0			2,291 : \$1,921,379,235		
Loans exceeding 5% of the Fund	N/A			N/A			N/A			N/A			N/A			N/A			N/A			N/A		
Investments > \$1M ¹¹	218 : \$414,568,594			89 : \$163,363,926			36 : \$61,424,172			1,797 : \$5,872,208,597			27 : \$54,150,168			27 : \$61,204,947			78 : \$164,976,480			2,258 : \$6,903,418,827		

NOTES: Figures shown are reported on loan balances in the La Trobe Australian Credit Fund ARSN: 088 178 321. These may differ from figures provided in the statutory accounts which are based on investment balances in the Fund. 1. The rates of return on your investment were current at 30 June 2024. 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. Past performance is not a reliable indicator of future performance. Returns are calculated on a compounded basis. 4. The benchmark for the 12 Month Term Account changed for the 2015 Financial Year to the Bloomberg AusBond Bank Bill Index +150bps. 5. 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. 6. Please view our awards and ratings on our Awards and Ratings page on our website. 7. 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. 8. The Fund Total weighted average LVR is calculated excluding Special Mandates (as that term is defined in the PDS). 9. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments. 10. 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. 11. 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. # 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 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 Term Account the adjusted actual Management Fees and Costs for the 2023 financial year were 1.96% per annum of the average Investor Account of the Investment Account.

^ The Investor Reserve for the Classic Notice Account and 90 Day Notice Account is no longer in its initial establishment phase in that it has reached its target range. Contributions to the investor reserve will be made by La Trobe Financial as and where deemed necessary (refer page 71 of the PDS for further details).

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

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 June 2024



	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 Term Account APIR: LTC0002AU ISIN: AU60LTC00026	2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570	4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016	Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024	Fund Total ARSN: 088 178 321
Returns % p.a.¹²	5.15%	5.45%	5.70%	6.75%	6.85%	8.40%	from 7.50%¹³	
<ul style="list-style-type: none"> Cash & Deposits (Liquidity Ratio) Credit Assets First Mortgages Special Mandates 								
Authorised Investments	% \$'000s Number	% \$'000s Number	% \$'000s Number	% \$'000s Number	% \$'000s Number	% \$'000s Number	% \$'000s Number	% \$'000s Number
Cash	19.2% 221,252 n/a	7.5% 22,645 n/a	7.8% 10,676 n/a	2.7% 227,878 n/a	2.4% 2,235 n/a	1.2% 6,723 n/a	0.0% 0 n/a	4.5% 491,409 n/a
Bank Bills/Term Deposits	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	0.0% 0 n/a	0.0% 0 n/a	0.0% 0 n/a
Credit Assets - Warehouse / RMBS	0.0% 0 n/a	0.0% 0 n/a	23.9% 32,570 n/a	0.0% 0 n/a	0.0% 0 n/a	64.1% 347,142 n/a	0.0% 0 n/a	3.5% 379,712 n/a
Credit Assets – Private Credit ²⁶	0.0% 0 n/a	0.0% 0 n/a	0.0% 0 n/a	0.0% 0 n/a	0.0% 0 n/a	21.5% 116,180 n/a	0.0% 0 n/a	1.1% 116,180 n/a
Residential	27.2% 314,243 685	57.6% 173,787 211	35.6% 48,496 46	53.6% 4,475,590 5,002	7.6% 7,247 7	6.6% 35,912 27	30.8% 91,839 128	47.3% 5,147,114 5,985
Land - vacant	6.5% 75,088 69	4.1% 12,436 18	5.8% 7,912 12	3.4% 280,672 424	1.6% 1,474 3	0.9% 4,863 9	21.2% 63,263 104	4.1% 445,709 559
Commercial	22.0% 253,915 343	9.5% 28,610 37	15.1% 20,523 33	16.0% 1,337,183 1,434	45.8% 43,476 54	2.6% 13,924 8	6.7% 19,817 38	15.8% 1,717,446 1,917
Industrial	20.0% 230,917 306	5.8% 17,485 29	11.8% 16,008 20	10.3% 858,753 1,297	23.3% 22,072 32	0.5% 2,573 2	1.4% 4,102 14	10.6% 1,151,911 1,687
Rural	0.1% 900 2	0.8% 2,320 1	0.0% 0 0	0.3% 22,069 40	0.0% 0 0	0.7% 4,035 1	0.1% 329 2	0.3% 29,654 43
Development Finance	5.0% 58,025 15	14.8% 44,555 19	0.0% 0 0	13.8% 1,150,648 473	19.3% 18,354 12	1.8% 9,812 4	32.3% 96,165 157	12.7% 1,377,558 517
Total (excluding Special Mandates ¹⁴)	100.0% 1,154,339 1,420	100.0% 301,839 315	100.0% 136,185 111	100.0% 8,352,793 8,670	100.0% 94,859 108	100.0% 541,163 51	92.5% 275,515 443	99.8% 10,856,693 10,708
Special Mandates ¹⁴	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	7.5% 22,428 19	0.2% 22,428 19
Total	100.0% 1,154,339 1,420	100.0% 301,839 315	100.0% 136,185 111	100.0% 8,352,793 8,670	100.0% 94,859 108	100.0% 541,163 51	100.0% 297,942 462	100.0% 10,879,120 10,727
Mortgage Investment Portfolio Profile							(Excludes Special Mandates ¹⁴)	(Excludes Special Mandates ¹⁴)
Weighted Average LVR ¹⁵	74.2%	74.1%	75.2%	62.8%	69.8%	63.4%	59.1%	64.3%
Average Mortgage Investment	657	886	837	937	858	1,394	645	922
Largest Mortgage Investment	0.9% 9,989	2.8% 8,591	3.1% 4,238	0.3% 24,500	4.3% 4,049	0.9% 4,900	2.3% 6,878	0.2% 63,145
Top 10 largest Mortgage Investments in aggregate	6.1% 69,906	13.3% 40,001	18.2% 24,807	2.6% 219,847	30.4% 28,833	6.7% 36,113	16.5% 49,283	2.1% 468,790
Undrawn loan commitments	14.8% 170,289 577	19.1% 57,661 50	2.8% 3,770 12	20.2% 1,684,142 1,640	2.5% 2,405 6	0.6% 3,112 6	0.0% 0 0	17.7% 1,921,379 2,291
Pre-paid & capitalised interest loans	6.7% 77,781 26	17.3% 52,105 24	3.5% 4,763 3	25.4% 2,118,074 723	21.1% 19,993 13	4.5% 24,378 18	55.0% 163,918 236	22.6% 2,461,012 802
Mortgage Investments by State								
ACT	1.1% 10,051 14	0.8% 2,332 1	0.4% 379 1	0.8% 64,154 97	1.2% 1,091 1	0.0% 0 0	0.1% 273 1	0.8% 78,281 114
NSW	33.7% 314,212 368	29.9% 83,534 78	26.3% 24,467 30	46.4% 3,767,571 2,420	40.0% 37,059 34	40.2% 28,616 16	47.5% 130,865 168	44.4% 4,386,324 2,951
VIC	39.0% 363,855 619	44.5% 124,345 134	35.5% 33,026 38	33.5% 2,723,037 3,043	30.4% 28,177 30	45.6% 32,440 31	35.8% 98,543 187	34.5% 3,403,422 3,913
QLD	15.9% 148,247 223	13.7% 38,215 55	29.1% 27,002 29	14.3% 1,161,784 2,172	15.1% 14,017 21	8.5% 6,060 3	11.2% 30,746 52	14.4% 1,426,071 2,505
SA	5.5% 51,145 89	5.4% 14,941 22	5.3% 4,970 5	2.1% 169,704 367	2.6% 2,408 5	5.6% 4,002 1	2.4% 6,497 16	2.6% 253,668 491
WA	3.9% 36,300 92	5.1% 14,177 22	3.3% 3,095 8	2.4% 195,469 456	7.8% 7,237 13	0.0% 0 0	2.5% 6,912 15	2.7% 263,190 595
TAS	0.7% 6,336 8	0.5% 1,531 2	0.0% 0 0	0.4% 36,213 94	2.7% 2,479 3	0.0% 0 0	0.6% 1,679 4	0.5% 48,238 109
NT	0.3% 2,942 7	0.0% 117 1	0.0% 0 0	0.1% 6,983 21	0.2% 155 1	0.0% 0 0	0.0% 0 0	0.1% 10,197 30
Total	100.0% 933,087 1,420	100.0% 279,194 315	100.0% 92,939 111	100.0% 8,124,916 8,670	100.0% 92,623 108	100.0% 71,119 51	100.0% 275,515 443	100.0% 9,869,392 10,708
Mortgage Investments Return profile								
<5.00%	0.3% 2,645 5	0.0% 0 0	0.0% 0 0	0.0% 101 1	0.0% 0 0	0.4% 263 1	0.1% 228 2	0.0% 3,236 9
5.00% - 5.99%	0.2% 1,713 2	0.0% 0 0	0.0% 0 0	0.0% 156 2	0.0% 0 0	0.0% 0 0	0.1% 156 2	0.0% 2,025 6
6.00% - 6.99%	0.3% 2,836 6	0.3% 819 5	0.0% 0 0	0.6% 46,186 71	0.0% 0 0	0.0% 0 0	0.7% 2,022 3	0.5% 51,862 84
7.00% - 7.99%	5.2% 48,411 65	42.0% 117,395 144	27.2% 25,313 24	13.4% 1,090,813 1,975	5.6% 5,164 4	9.4% 6,691 5	1.0% 2,860 11	13.1% 1,296,646 2,217
8.00% - 8.99%	54.7% 510,468 917	32.2% 89,835 116	34.5% 32,024 42	43.5% 3,536,963 3,311	41.5% 38,414 49	39.5% 28,083 19	5.6% 15,307 35	43.1% 4,251,095 4,452
9.00% - 9.99%	29.0% 270,555 325	9.9% 27,768 25	30.1% 27,995 29	28.3% 2,303,036 1,387	24.0% 22,199 27	23.6% 16,750 12	36.6% 100,790 180	28.1% 2,769,093 1,805
10.00% - 10.99%	8.9% 83,471 66	11.8% 32,977 21	6.5% 6,079 12	10.9% 888,564 1,288	26.5% 24,541 24	23.8% 16,956 10	49.2% 135,625 178	12.0% 1,188,213 1,440
11.00% - 11.99%	1.3% 12,061 26	3.7% 10,372 3	1.6% 1,495 3	2.6% 213,175 530	2.5% 2,305 4	3.3% 2,376 4	4.7% 12,881 21	2.6% 254,665 579
> or = 12.00%	0.1% 927 8	0.0% 28 1	0.0% 34 1	0.6% 45,922 105	0.0% 0 0	0.0% 0 0	2.0% 5,645 11	0.5% 52,557 116
Total	100.0% 933,087 1,420	100.0% 279,194 315	100.0% 92,939 111	100.0% 8,124,916 8,670	100.0% 92,623 108	100.0% 71,119 51	100.0% 275,515 443	100.0% 9,869,392 10,708

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 30 June 2024

La Trobe
financial

	Classic Notice Account * APIR: LTC0001AU ISIN: AU60LTC00018		90 Day Notice Account * APIR: LTC9067AU ISIN: AU60LTC90670		6 Month Notice Account * APIR: LTC4034AU ISIN: AU60LTC40345		12 Month Term Account APIR: LTC0002AU ISIN: AU60LTC00026		2 Year Account APIR: LTC7657AU ISIN: AU60LTC76570		4 Year Account APIR: MFL0001AU ISIN: AU60MFL00016		Select Investment Account APIR: MFL0002AU ISIN: AU60MFL00024		Fund Total ARSN: 088 178 321									
Returns % p.a. ¹²	5.15%		5.45%		5.70%		6.75%		6.85%		8.40%		from 7.50% ¹³											
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number						
Total Performing Authorised Investments																								
Cash	19.9%	221,252	n/a	7.9%	22,645	n/a	7.8%	10,676	n/a	2.8%	227,878	n/a	2.4%	2,235	n/a	1.2%	6,723	n/a	0.0%	0	n/a	4.7%	491,409	n/a
Bank Bills/Term Deposits	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	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a
Credit Assets - Warehouse / RMBS	0.0%	0	n/a	0.0%	0	n/a	23.9%	32,570	n/a	0.0%	0	n/a	0.0%	0	n/a	64.1%	347,142	n/a	0.0%	0	n/a	3.5%	379,712	n/a
Credit Assets – Private Credit ²⁶	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	0.0%	0	n/a	21.5%	116,180	n/a	0.0%	0	n/a	1.1%	116,180	n/a
Mortgage Investments	80.1%	890,412	1,365	92.1%	264,304	297	68.2%	92,939	111	97.2%	7,875,410	8,474	97.6%	91,573	107	13.0%	70,085	50	100.0%	268,914	435	90.6%	9,553,637	10,435
Total Performing	100.0%	1,111,664	1,365	100.0%	286,949	297	100.0%	136,185	111	100.0%	8,103,287	8,474	100.0%	93,809	107	100.0%	540,130	50	100.0%	268,914	435	100.0%	10,540,938	10,435
Mortgage Investments Performing but past due²³																								
31 - 60	0.0%	293	1	0.0%	0	0	0.0%	0	0	0.4%	36,016	16	0.0%	0	0	0.0%	0	0	0.8%	2,452	6	0.4%	38,761	17
61 - 90	0.3%	3,173	2	0.0%	0	0	0.0%	0	0	0.3%	25,128	7	0.0%	0	0	0.0%	0	0	1.5%	4,321	5	0.3%	32,622	10
> 90	0.0%	189	2	0.0%	0	0	0.0%	0	0	0.8%	66,724	28	0.4%	366	1	0.0%	0	0	5.2%	15,398	14	0.8%	82,678	33
Total	0.3%	3,655	5	0.0%	0	0	0.0%	0	0	1.5%	127,869	51	0.4%	366	1	0.0%	0	0	7.4%	22,170	25	1.4%	154,060	60
Non performing²⁴																								
31 - 60	0.7%	7,989	8	1.0%	3,168	3	0.0%	0	0	0.6%	53,434	47	0.0%	0	0	0.2%	1,034	1	0.1%	384	3	0.6%	66,010	60
61 - 90	0.6%	6,694	9	0.8%	2,364	3	0.0%	0	0	0.3%	26,258	28	0.0%	0	0	0.0%	0	0	0.0%	92	1	0.3%	35,408	40
> 90	2.0%	23,007	31	3.1%	9,358	12	0.0%	0	0	1.3%	105,795	96	1.1%	1,050	1	0.0%	0	0	0.8%	2,291	3	1.3%	141,500	141
MIP	0.4%	4,985	7	0.0%	0	0	0.0%	0	0	0.8%	64,019	25	0.0%	0	0	0.0%	0	0	1.3%	3,833	1	0.7%	72,837	32
Total	3.7%	42,675	55	4.9%	14,890	18	0.0%	0	0	3.0%	249,506	196	1.1%	1,050	1	0.2%	1,034	1	2.2%	6,600	8	2.9%	315,755	273
Total performing past due & non-performing	4.0%	46,330	60	4.9%	14,890	18	0.0%	0	0	4.5%	377,375	247	1.5%	1,416	2	0.2%	1,034	1	10.4%	28,771	33	4.3%	469,815	333
Fair Value of past due & non-performing collateral held		71,779			18,785			0			647,191			1,923			1,414			55,830			796,921	
Total Performing Assets	96.3%	1,111,664		95.1%	286,949		100.0%	136,185		97.0%	8,103,287		98.9%	93,809		99.8%	540,130		97.6%	268,914		97.1%	10,540,938	
Non Performing Asset Ratio	3.7%	42,675		4.9%	14,890		0.0%	0		3.0%	249,506		1.1%	1,050		0.2%	1,034		2.4%	6,600		2.9%	315,755	
Hardship²⁵	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

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. 12. The rates of return on your investment were current at 30 June 2024. 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. 13. Subject to availability. 14. 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. 15. 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. The Fund Total weighted average LVR excludes the 4 Year Account. 16. Number of credit events assessed according to S&P life event methodology. 17. 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. 18. La Trobe Financial's proprietary loan quality assessment derived at the loan assessment stage. 19. Calculated on original settlement date. 20. Number of months of a loan since original settlement. 21. Per QBE methodology as at 31 March 2018. 22. Per S&P methodology as at 10 July 2013. 23. Performing but past due loans represent expired loans that continue to make required payments (Default). 24. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments (Arrears). 25. Hardship (Pandemic) ratio for the Fund is calculated by dividing the total investment amount of loans in hardship by the total Assets under Management. 26. As of 1 December 2023, the 4 Year Account has invested in units in the La Trobe US Private Credit Fund (formerly La Trobe US Private Credit Trust), a managed investment scheme with La Trobe Financial Asset Management Limited as responsible entity.

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 Product Disclosure Statement 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 or ask for a copy by calling us on 13 80 10.

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.