

La Trobe Australian Credit Fund Investment Snapshot

As at 31 October 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	1yr	3yr	5yr	
	5.26%	3.81%	2.78%	5.57%	4.22%	3.54%	5.83%	4.46%	n/a	6.90%	5.73%	5.29%	7.01%	5.84%	n/a	8.62%	7.25%	6.70%	9.03%	8.28%	8.10%				
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	4.96%	3.50%	2.40%	5.48%	4.02%	2.91%	6.01%	4.54%	n/a	5.99%	4.48%	3.39%	6.15%	4.63%	n/a	7.58%	6.05%	4.95%	n/a	n/a	n/a				
Benchmark Outperformance	0.30%	0.31%	0.39%	0.09%	0.20%	0.63%	-0.18%	-0.07%	n/a	0.91%	1.26%	1.90%	0.86%	1.21%	n/a	1.04%	1.20%	1.76%	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 2024	2.79%			2.43%			2.33%			1.80%*			2.22%			0.38%			1.61%			1.91%			
Investor Reserve	0.29%			0.66%			0.39%			0.28%			0.36%			0.05%			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	\$ 1,279.6 Million			\$ 285.0 Million			\$ 138.3 Million			\$ 9,094.1 Million			\$ 109.8 Million			\$ 604.4 Million			\$ 325.7 Million			\$ 11,837.0 Million			
Total Number of Mortgages ⁷	1,700			267			113			9,667			119			100			453			12,004			
Total Mortgages	\$ 1155.8 Million			\$ 266.0 Million			\$ 101.1 Million			\$ 8,988.4 Million			\$ 107.0 Million			\$ 184.4 Million			\$ 325.7 Million			\$ 11,128.3 Million			
Average Mortgage Investment	\$ 679,862			\$ 996,221			\$ 894,403			\$ 929,799			\$ 899,215			\$ 1,843,697			\$ 718,980			\$ 927,047			
Range of Loans	\$10,000 : \$19,200,000			\$10,000 : \$28,958,000			\$10,000 : \$14,375,000			\$10,000 : \$25,000,000			\$10,000 : \$25,000,000			\$10,000 : \$25,000,000			\$10,000 : \$25,000,000			\$10,000 : \$28,958,000			
Largest Mortgage Investment: % of the portfolio	\$9,751,913 : 0.8%			\$13,067,120 : 4.6%			\$4,355,234 : 3.1%			\$24,500,000 : 0.3%			\$4,031,371 : 3.7%			\$6,330,000 : 1.0%			\$14,400,001 : 4.4%			\$24,500,000 : 0.2%			
Top 10 largest Mortgage Investments in aggregate	\$75,155,027 : 5.9%			\$60,116,753 : 21.1%			\$27,204,995 : 19.7%			\$227,415,464 : 2.5%			\$27,525,892 : 25.1%			\$48,319,774 : 8.0%			\$65,765,952 : 20.2%			\$236,868,682 : 2.0%			
Weighted Average LVR ⁸	74.6%			72.1%			72.6%			63.1%			68.3%			64.8%			58.4%			64.5% (Excludes Special Mandates)			
Non-performing loans > 30 days ^{9,10}	3.5%			4.6%			3.5%			3.1%			2.1%			0.2%			2.6% (Excludes Special Mandates)			3.0% (Excludes Special Mandates)			
Number and value of non-performing loans > 30 days	58 : \$45,268,768			14 : \$13,209,191			2 : \$4,807,779			191 : \$284,556,252			3 : \$2,335,953			1 : \$1,033,700			10 : \$7,905,653			270 : \$359,117,296			
Pre-paid and capitalised interest loans	35 : \$98,895,946			14 : \$65,244,781			8 : \$13,791,947			806 : \$2,229,165,523			21 : \$31,046,726			53 : \$92,687,692			254 : \$179,220,341			928 : \$2,710,052,955			
Undrawn loan commitments	638 : \$185,071,351			53 : \$46,526,905			11 : \$5,850,021			1,701 : \$1,717,881,362			9 : \$2,964,953			20 : \$10,300,948			0 : \$0			2,432 : \$1,968,595,540			
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	286 : \$522,126,266			78 : \$170,828,258			41 : \$71,733,572			2,047 : \$6,387,903,881			36 : \$66,737,113			71 : \$171,680,309			83 : \$196,181,935			2,612 : \$7,696,402,630			

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 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 2024 financial year were 1.87% per annum of the average Investor Account of the Investment Account.

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 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	9.7% 123,865 n/a	6.7% 19,032 n/a	6.4% 8,843 n/a	1.2% 105,776 n/a	2.6% 2,839 n/a	1.7% 10,367 n/a	0.0% 0 n/a	2.3% 270,722 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	20.5% 28,360 n/a	0.0% 0 n/a	0.0% 0 n/a	46.6% 281,510 n/a	0.0% 0 n/a	2.6% 309,870 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	21.2% 128,180 n/a	0.0% 0 n/a	1.1% 128,180 n/a
Residential	37.8% 484,024 917	53.8% 153,337 180	27.4% 37,915 38	56.3% 5,124,249 5,958	14.1% 15,525 14	18.0% 108,871 63	34.0% 110,621 136	51.0% 6,034,542 7,176
Land - vacant	8.8% 112,368 84	9.2% 26,096 16	8.1% 11,218 14	3.1% 278,165 421	1.7% 1,861 4	2.8% 16,993 13	17.1% 55,657 87	4.2% 502,358 562
Commercial	22.0% 282,121 364	7.1% 20,177 30	14.8% 20,443 32	14.4% 1,310,954 1,438	39.1% 42,927 54	3.1% 19,036 10	5.6% 18,183 36	14.5% 1,713,842 1,936
Industrial	19.3% 246,849 323	7.5% 21,470 30	13.9% 19,200 22	10.4% 942,555 1,305	20.6% 22,661 32	1.3% 8,010 2	1.1% 3,539 13	10.7% 1,264,285 1,715
Rural	0.1% 906 2	0.0% 0 0	0.0% 0 0	0.2% 21,386 37	0.0% 0 0	1.4% 8,701 3	0.3% 881 3	0.3% 31,874 42
Development Finance	2.3% 29,496 10	15.8% 44,910 11	8.9% 12,292 7	14.4% 1,311,062 508	21.9% 24,033 15	3.8% 22,758 9	35.0% 114,134 159	13.2% 1,558,685 554
Total (excluding Special Mandates ¹⁴)	100.0% 1,279,630 1,700	100.0% 285,023 267	100.0% 138,271 113	100.0% 9,094,147 9,667	100.0% 109,846 119	100.0% 604,426 100	93.0% 303,015 434	99.8% 11,814,357 11,985
Special Mandates ¹⁴	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	7.0% 22,683 19	0.2% 22,683 19
Total	100.0% 1,279,630 1,700	100.0% 285,023 267	100.0% 138,271 113	100.0% 9,094,147 9,667	100.0% 109,846 119	100.0% 604,426 100	100.0% 325,698 453	100.0% 11,837,040 12,004
Mortgage Investment Portfolio Profile							(Excludes Special Mandates ¹⁴)	(Excludes Special Mandates ¹⁴)
Weighted Average LVR ¹⁵	74.6%	72.1%	72.6%	63.1%	68.3%	64.8%	58.4%	64.5%
Average Mortgage Investment	680	996	894	930	899	1,844	719	927
Largest Mortgage Investment	0.8% 9,752	4.6% 13,067	3.1% 4,355	0.3% 24,500	3.7% 4,031	1.0% 6,330	4.4% 14,400	0.2% 76,436
Top 10 largest Mortgage Investments in aggregate	5.9% 75,155	21.1% 60,117	19.7% 27,205	2.5% 227,415	25.1% 27,526	8.0% 48,320	20.2% 65,766	2.0% 531,504
Undrawn loan commitments	14.5% 185,071 638	16.3% 46,527 53	4.2% 5,850 11	18.9% 1,717,881 1,701	2.7% 2,965 9	1.7% 10,301 20	0.0% 0 0	16.6% 1,968,596 2,432
Pre-paid & capitalised interest loans	7.7% 98,896 35	22.9% 65,245 14	10.0% 13,792 8	24.5% 2,229,166 806	28.3% 31,047 21	15.3% 92,888 53	55.0% 179,220 254	22.9% 2,710,053 928
Mortgage Investments by State								
ACT	1.0% 11,344 13	0.9% 2,422 1	0.4% 378 1	0.7% 66,800 111	1.1% 1,157 1	0.0% 80 1	0.9% 2,602 2	0.8% 84,783 128
NSW	33.4% 385,779 426	33.7% 89,560 68	34.0% 34,399 35	45.8% 4,118,940 2,725	39.5% 42,310 41	41.7% 76,878 38	46.6% 141,354 158	44.0% 4,889,219 3,331
VIC	40.3% 465,201 736	37.0% 98,543 111	31.2% 31,540 36	33.4% 3,003,835 3,393	35.6% 38,109 36	39.3% 72,385 47	36.3% 110,124 184	34.4% 3,819,736 4,371
QLD	15.3% 176,719 283	17.4% 46,338 48	25.2% 25,487 28	14.8% 1,329,591 2,396	13.8% 14,716 21	15.9% 29,372 12	10.8% 32,870 50	14.9% 1,655,093 2,790
SA	5.2% 59,917 110	5.0% 13,321 19	6.1% 6,199 5	2.2% 200,167 402	1.2% 1,254 3	2.2% 4,122 1	2.3% 6,913 19	2.6% 291,893 542
WA	4.0% 46,623 115	5.2% 13,750 17	3.0% 3,064 8	2.5% 221,248 506	6.4% 6,829 13	0.8% 1,534 1	2.5% 7,583 18	2.7% 300,629 664
TAS	0.6% 6,899 10	0.7% 1,941 2	0.0% 0 0	0.4% 39,668 110	2.3% 2,477 3	0.0% 0 0	0.5% 1,569 3	0.5% 52,555 126
NT	0.3% 3,283 7	0.0% 117 1	0.0% 0 0	0.1% 8,122 24	0.1% 154 1	0.0% 0 0	0.0% 0 0	0.1% 11,677 33
Total	100.0% 1,155,765 1,700	100.0% 265,991 267	100.0% 101,068 113	100.0% 8,988,371 9,667	100.0% 107,007 119	100.0% 184,370 100	100.0% 303,015 434	100.0% 11,105,586 11,985
Mortgage Investments Return profile								
<5.00%	0.2% 2,690 5	0.0% 0 0	0.0% 0 0	0.0% 99 1	0.0% 0 0	0.1% 263 1	0.1% 228 2	0.0% 3,280 9
5.00% - 5.99%	0.2% 1,746 2	0.0% 0 0	0.0% 0 0	0.0% 151 2	0.0% 0 0	0.0% 0 0	0.0% 80 1	0.0% 1,977 5
6.00% - 6.99%	0.1% 732 3	0.4% 1,174 5	0.0% 0 0	0.4% 35,799 58	0.0% 0 0	0.0% 0 0	0.4% 1,151 3	0.3% 38,856 68
7.00% - 7.99%	9.1% 105,349 143	32.2% 85,573 99	15.2% 15,361 13	13.3% 1,192,601 2,253	1.0% 1,123 3	7.1% 13,041 8	0.6% 1,880 6	12.7% 1,414,928 2,518
8.00% - 8.99%	49.9% 576,921 1,015	37.8% 100,415 128	39.6% 40,019 54	42.6% 3,826,548 3,846	41.8% 44,728 57	38.9% 71,702 39	9.7% 29,441 24	42.2% 4,689,774 5,138
9.00% - 9.99%	34.0% 393,441 413	13.8% 36,658 17	34.4% 34,793 30	29.5% 2,647,638 1,582	34.1% 36,473 32	36.0% 66,449 36	34.2% 103,705 182	29.9% 3,319,157 2,106
10.00% - 10.99%	6.0% 69,401 95	10.4% 27,647 15	9.1% 9,164 12	11.8% 1,063,326 1,256	20.5% 21,935 22	17.5% 32,285 15	50.9% 154,313 193	12.4% 1,378,070 1,426
11.00% - 11.99%	0.3% 3,339 12	5.5% 14,497 2	0.3% 339 2	2.0% 175,603 527	2.6% 2,747 5	0.3% 629 1	2.3% 7,099 14	1.8% 204,254 557
> or = 12.00%	0.2% 2,146 12	0.0% 28 1	1.4% 1,392 2	0.5% 46,606 142	0.0% 0 0	0.0% 0 0	1.7% 5,119 9	0.5% 55,291 158
Total	100.0% 1,155,765 1,700	100.0% 265,991 267	100.0% 101,068 113	100.0% 8,988,371 9,667	100.0% 107,007 119	100.0% 184,370 100	100.0% 303,015 434	100.0% 11,105,586 11,985

Fund Portfolio Metrics		La Trobe Australian Credit Fund position as at 31 October 2024																	La Trobe financial									
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Returns % p.a. ¹²		5.15%			5.45%			5.70%			6.75%			6.85%			8.40%			from 7.50% ¹³								
Loan Maturity Profile		%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
0 - 6 months		4.8%	55,064	38	12.0%	31,827	11	9.8%	9,955	6	17.5%	1,569,453	520	10.4%	11,082	11	34.8%	64,134	31	47.3%	143,425	207	17.0%	1,884,939	628			
7 - 12 months		4.4%	50,416	31	7.8%	20,858	9	6.8%	6,873	5	11.2%	1,002,241	491	20.0%	21,374	14	22.7%	41,807	29	29.5%	89,436	123	11.1%	1,233,003	582			
13 - 24 months		4.9%	56,082	35	10.6%	28,244	11	4.2%	4,203	4	8.5%	765,882	578	13.9%	14,866	9	21.6%	39,829	25	17.9%	54,157	76	8.7%	963,264	664			
25 - 36 months		0.2%	2,676	5	0.3%	700	1	0.0%	0	0	2.5%	223,226	98	3.1%	3,266	4	5.9%	10,941	4	0.4%	1,148	11	2.2%	241,957	114			
37 - 60 months		0.4%	4,277	5	0.0%	0	0	1.1%	1,141	2	6.1%	547,957	179	4.3%	4,607	4	15.0%	27,658	11	4.8%	14,507	13	5.4%	600,148	198			
61+ months		85.4%	987,251	1,586	69.3%	184,363	235	78.1%	78,896	96	54.3%	4,879,612	7,801	48.4%	51,811	77	0.0%	0	0	0.1%	341	4	55.7%	6,182,275	9,799			
Total		100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985			
LVR Profile ¹⁵																												
< 50%		0.6%	6,461	22	2.8%	7,490	10	1.8%	1,827	3	10.1%	911,609	1,642	6.7%	7,123	7	8.7%	16,028	9	15.1%	45,631	65	9.0%	996,168	1,719			
50% - 59.99%		3.3%	38,412	30	6.7%	17,758	11	6.6%	6,621	6	16.3%	1,468,093	1,683	12.3%	13,179	11	13.6%	25,088	10	28.8%	87,377	97	14.9%	1,656,528	1,758			
60% - 69.99%		9.4%	108,923	81	23.0%	61,296	24	14.4%	14,531	13	39.4%	3,536,970	3,294	13.9%	14,908	10	43.1%	79,487	32	44.6%	135,268	196	35.6%	3,951,384	3,446			
70% - 79.99%		60.3%	697,276	988	30.2%	80,201	102	53.7%	54,310	65	34.2%	3,071,698	3,048	67.1%	71,796	91	23.3%	42,912	27	11.1%	33,745	73	36.5%	4,051,939	4,318			
= 80%		26.4%	304,693	579	37.3%	99,245	120	23.5%	23,779	26	0.0%	0	0	0.0%	0	0	11.3%	20,855	22	0.3%	994	3	4.0%	449,566	744			
> 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%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985			
Rate Type																												
Fixed Rate		6.1%	69,944	34	17.4%	46,291	14	15.3%	15,442	8	19.7%	1,769,750	742	18.7%	20,010	16	29.7%	54,839	35	65.8%	199,533	264	19.6%	2,175,809	846			
Variable Rate		93.9%	1,085,821	1,666	82.6%	219,700	253	84.7%	85,626	105	80.3%	7,218,621	8,925	81.3%	86,997	103	70.3%	129,531	65	34.2%	103,482	170	80.4%	8,929,776	11,139			
Total		100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985			
Borrower Previous Credit Events ¹⁶																												
0		96.3%	1,113,289	1,644	95.7%	254,445	258	95.6%	96,622	106	95.6%	8,594,404	9,219	97.5%	104,348	117	100.0%	184,370	100	97.7%	296,183	427	95.8%	10,643,659	11,462			
1		3.5%	40,113	52	4.0%	10,518	7	3.1%	3,088	6	4.1%	365,653	395	2.5%	2,659	2	0.0%	0	0	2.3%	6,830	6	3.9%	428,862	463			
≥2		0.2%	2,363	4	0.4%	1,028	2	1.3%	1,358	1	0.3%	28,313	53	0.0%	0	0	0.0%	0	0	0.0%	2	1	0.3%	33,064	60			
Total		100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985			
Equifax Borrower Credit Score																												
Excellent - (833 - 1200)		50.5%	584,224	867	52.6%	140,010	138	50.9%	51,413	60	53.4%	4,795,885	5,241	62.2%	66,584	71	66.9%	123,399	65	54.3%	164,592	232	53.4%	5,926,108	6,455			
Very Good - (726 - 832)		30.3%	349,826	519	28.0%	74,411	84	27.5%	27,770	30	27.9%	2,511,371	2,609	22.2%	23,788	25	24.7%	45,541	24	26.6%	80,678	122	28.0%	3,113,385	3,301			
Good - (622 - 725)		15.0%	173,039	227	15.9%	42,199	30	11.4%	11,487	9	12.6%	1,131,828	902	9.6%	10,259	14	4.5%	8,378	8	14.1%	42,809	50	12.8%	1,419,998	1,185			
Average - (510 - 621)		2.4%	28,271	40	1.7%	4,437	9	10.1%	10,175	10	3.8%	337,112	329	1.6%	1,738	3	3.8%	7,051	3	4.3%	12,931	15	3.6%	401,715	392			
Below Average - (0 - 509)		1.8%	20,404	47	1.9%	4,934	6	0.2%	222	4	2.4%	212,176	586	4.3%	4,637	6	0.0%	0	0	0.7%	2,006	15	2.2%	244,380	652			
Total		100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985			
La Trobe Financial Borrower Credit Grade ¹⁷																												
A		95.7%	1,106,487	1,628	96.1%	255,648	260	96.6%	97,675	105	94.1%	8,460,311	9,088	95.7%	102,410	113	100.0%	184,322	99	96.2%	291,589	418	94.5%	10,498,442	11,311			
B		2.9%	33,636	48	3.7%	9,924	6	3.4%	3,390	7	4.5%	400,667	413	3.9%	4,173	5	0.0%	0	0	3.3%	10,087	12	4.2%	461,876	480			
C1		1.2%	13,299	18	0.2%	419	1	0.0%	3	1	1.1%	102,117	115	0.4%	425	1	0.0%	48	1	0.4%	1,074	3	1.1%	117,384	136			
C2		0.1%	1,354	5	0.0%	0	0	0.0%	0	0	0.2%	19,337	40	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.2%	20,691	45			
C3		0.1%	988	1	0.0%	0	0	0.0%	0	0	0.1%	5,939	11	0.0%	0	0	0.0%	0	0	0.1%	266	1	0.1%	7,192	13			
Total		100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985			
La Trobe Financial Loan Quality ¹⁸																												
Super Prime		12.9%	149,341	214	16.3%	43,271	42	19.1%	19,346	35	21.8%	1,955,385	3,758	28.2%	30,133	46	20.1%	36,978	15	18.8%	57,021	95	20.6%	2,291,475	4,112			
Prime		24.1%	278,595	404	36.9%	98,055	90	23.7%	23,957	27	34.0%	3,059,058	3,116	37.1%	39,692	36	41.4%	76,313	44	47.3%	143,329	203	33.5%	3,718,998	3,730			
Near Prime (≤ 70% LVR)		4.0%	45,672	47	9.8%	26,069	16	16.3%	16,519	15	30.5%	2,738,702	1,913	11.3%	12,142	12	24.8%	45,755	20	32.5%	98,451	122	26.9%	2,983,310	2,027			
Near Prime (>70% LVR)		52.3%	604,382	930	33.2%	88,426	104	27.5%	27,805	29	10.7%	957,301	666	21.4%	22,930	22	13.7%	25,323	21	0.9%	2,686	8	15.6%	1,728,854	1,770			
Specialist		6.7%	77,775	105	3.8%	10,171	15	13.3%	13,440	7	3.1%	277,925	214	2.0%	2,109	3	0.0%	0	0	0.5%	1,529	6	3.4%	382,948	346			
Total		100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985			

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 October 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					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number
Debt to Income Ratio																								
<= 4x	41.2%	475,680	692	50.7%	134,747	110	27.9%	28,183	35	47.0%	4,221,959	3,596	42.7%	45,677	46	56.3%	103,767	57	78.0%	236,385	330	47.2%	5,246,399	4,541
>4x <=6x	42.0%	485,117	731	28.9%	77,000	86	47.2%	47,690	47	29.9%	2,689,150	2,892	15.0%	16,038	22	27.8%	51,177	26	14.4%	43,491	55	30.7%	3,409,663	3,812
>6x <=7x	9.0%	103,558	151	10.3%	27,477	37	10.8%	10,911	14	10.5%	941,892	1,200	17.8%	19,037	18	6.1%	11,257	5	2.2%	6,627	14	10.1%	1,120,759	1,425
>7x	7.9%	91,410	126	10.1%	26,766	34	14.1%	14,284	17	12.6%	1,135,371	1,979	24.5%	26,254	33	9.9%	18,169	12	5.4%	16,512	35	12.0%	1,328,765	2,207
Total	100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985
Borrower Type																								
Individual	31.9%	368,485	673	44.4%	118,213	132	22.8%	23,061	29	26.8%	2,404,399	3,085	4.3%	4,613	10	2.7%	5,008	6	6.7%	20,185	49	26.5%	2,943,965	3,954
Trust	33.3%	384,865	415	25.8%	68,738	42	39.4%	39,774	24	34.3%	3,084,499	1,601	48.3%	51,719	35	48.0%	88,562	45	52.8%	159,960	201	34.9%	3,878,118	2,159
Company	19.1%	220,688	267	17.4%	46,188	27	18.6%	18,833	19	25.8%	2,317,103	1,173	18.9%	20,199	21	49.2%	90,799	49	40.3%	122,201	180	25.5%	2,836,011	1,557
SMSF	15.7%	181,725	345	12.4%	32,852	66	19.2%	19,401	41	13.2%	1,182,370	3,808	28.5%	30,476	53	0.0%	0	0	0.2%	668	4	13.0%	1,447,492	4,315
Total	100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985
Investment Amount																								
<=50,000	0.0%	524	29	0.0%	104	7	0.1%	63	3	0.1%	7,328	408	0.0%	27	2	0.0%	58	3	0.3%	1,044	48	0.1%	7,655	436
>50,000 <=100,000	0.2%	1,774	23	0.0%	74	1	0.2%	193	3	0.3%	30,540	391	0.1%	109	2	0.1%	142	2	1.0%	3,109	42	0.3%	32,077	412
>100,000 <=250,000	4.7%	53,905	284	1.6%	4,364	24	2.7%	2,690	16	4.5%	405,946	2,209	2.3%	2,480	15	0.3%	633	4	5.6%	17,092	100	4.4%	468,290	2,540
>250,000 <=500,000	17.8%	205,393	547	10.1%	26,851	68	11.1%	11,198	30	12.0%	1,080,058	3,060	8.6%	9,249	25	1.6%	2,988	8	9.4%	28,421	79	12.3%	1,336,558	3,739
>500,000 <=1,000,000	32.2%	372,042	531	24.0%	63,770	89	15.0%	15,190	20	12.0%	1,076,596	1,552	26.5%	28,404	39	4.8%	8,868	12	18.9%	57,168	82	14.6%	1,564,604	2,246
>1,000,000 <=5,000,000	39.1%	451,907	277	46.7%	124,168	72	71.0%	71,734	41	44.1%	3,965,563	1,797	62.4%	66,737	36	83.2%	153,380	68	47.4%	143,771	76	44.8%	4,911,086	2,324
>5,000,000	6.1%	70,219	9	17.5%	46,660	6	0.0%	0	0	26.9%	2,422,341	250	0.0%	0	0	9.9%	18,301	3	17.3%	52,411	7	23.5%	2,785,316	288
Total	100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985
Loan Vintage by Year ¹⁹																								
2024	52.8%	610,237	885	48.8%	129,697	85	14.2%	14,310	13	39.5%	3,548,626	2,709	25.4%	27,205	22	38.3%	70,574	46	24.7%	1,044	48	40.3%	4,475,621	3,895
2023	26.2%	302,938	438	33.1%	87,913	107	14.9%	15,071	16	31.4%	2,826,186	2,026	21.1%	22,598	21	43.2%	79,715	32	47.7%	144,660	150	31.3%	3,479,082	2,644
2022	13.0%	150,570	210	12.4%	32,939	47	56.9%	57,468	49	13.5%	1,209,812	1,230	38.6%	41,265	47	15.9%	29,257	18	12.1%	36,606	78	14.0%	1,557,916	1,604
2021	2.6%	30,204	35	2.6%	6,922	14	7.8%	7,840	18	6.0%	540,686	887	9.8%	10,452	18	0.9%	1,677	2	6.6%	19,951	27	5.6%	617,733	979
2020	3.1%	35,333	55	0.8%	2,001	1	5.5%	5,511	10	3.8%	344,157	859	3.6%	3,837	8	0.0%	0	0	3.0%	9,209	8	3.6%	400,047	935
2019	1.0%	11,178	28	0.5%	1,344	3	0.6%	645	3	3.0%	272,281	837	0.0%	0	0	0.0%	0	0	4.4%	13,243	9	2.7%	298,692	875
Before 2019	1.3%	15,305	49	1.9%	5,175	10	0.2%	222	4	2.7%	246,623	1,119	1.5%	1,650	3	1.7%	3,147	2	1.4%	4,373	27	2.5%	276,495	1,196
Total	100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985
Seasoning ²⁰																								
0 - 6 months	46.3%	534,810	743	35.6%	94,602	60	16.4%	16,547	12	31.4%	2,818,093	2,187	13.6%	14,542	9	29.7%	54,843	36	22.1%	66,916	118	32.4%	3,600,352	3,039
7 - 12 months	20.0%	230,669	329	22.6%	60,059	47	6.9%	6,999	7	23.1%	2,074,071	1,295	22.2%	23,762	21	35.2%	64,902	34	38.4%	116,219	143	23.2%	2,576,681	1,731
13 - 24 months	20.1%	232,283	333	29.5%	78,359	109	26.8%	27,110	30	25.6%	2,297,558	1,822	29.3%	31,357	39	29.5%	54,463	22	26.7%	80,804	101	25.2%	2,801,934	2,358
25 - 36 months	8.6%	99,863	158	10.1%	26,771	36	43.1%	43,550	38	8.4%	752,318	993	25.7%	27,470	31	5.2%	9,533	7	7.8%	23,516	40	8.9%	983,020	1,276
37 - 60 months	3.5%	40,303	79	0.7%	1,739	6	6.0%	6,101	20	7.4%	666,572	1,774	8.1%	8,671	17	0.3%	629	1	3.0%	9,091	24	6.6%	733,105	1,906
61+ months	1.5%	17,836	58	1.7%	4,462	9	0.8%	762	6	4.2%	379,759	1,596	1.1%	1,205	2	0.0%	0	0	2.1%	6,470	8	3.7%	410,493	1,675
Total	100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985
Security Location (QBE LMI) ²¹																								
Metro	90.7%	1,047,927	1,462	82.3%	218,900	217	90.9%	91,869	92	92.5%	8,313,779	7,933	81.3%	87,007	104	85.2%	157,075	88	96.9%	293,693	390	91.9%	10,210,250	9,910
Regional	8.1%	93,069	196	5.9%	15,627	27	4.9%	4,910	14	6.0%	536,136	1,262	8.3%	8,887	9	13.7%	25,291	7	2.5%	7,580	35	6.2%	691,500	1,520
Other	1.3%	14,769	42	11.8%	31,464	23	4.2%	4,288	7	1.5%	138,455	472	10.4%	11,113	6	1.1%	2,004	5	0.6%	1,742	9	1.8%	203,835	555
Total	100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985
Security Location (Standard & Poors) ²²																								
Inner City	1.4%	15,783	26	1.4%	3,854	2	3.8%	3,822	3	4.2%	378,991	269	4.3%	4,561	4	3.0%	5,578	2	3.9%	11,695	9	3.8%	424,284	305
Metro	88.1%	1,018,163	1,432	82.3%	218,992	215	87.1%	88,018	89	87.1%	7,831,401	7,663	85.0%	90,932	104	85.4%	157,506	88	91.1%	275,961	372	87.2%	9,680,973	9,605
Regional	10.5%	121,818	242	16.2%	43,146	50	9.1%	9,227	21	8.7%	777,978	1,735	10.8%	11,513	11	11.5%	21,286	10	5.1%	15,359	53	9.0%	1,000,329	2,075
Total	100.0%	1,155,765	1,700	100.0%	265,991	267	100.0%	101,068	113	100.0%	8,988,371	9,667	100.0%	107,007	119	100.0%	184,370	100	100.0%	303,015	434	100.0%	11,105,586	11,985

Fund Portfolio Metrics

La Trobe Australian Credit Fund position as at 31 October 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					
	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number	%	\$'000s	Number			
Total Performing Authorised Investments																								
Cash	10.0%	123,865	n/a	7.0%	19,032	n/a	6.6%	8,843	n/a	1.2%	105,776	n/a	2.6%	2,839	n/a	1.7%	10,367	n/a	0.0%	0	n/a	2.4%	270,722	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	21.2%	28,360	n/a	0.0%	0	n/a	0.0%	0	n/a	46.6%	281,510	n/a	0.0%	0	n/a	2.6%	309,870	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	21.2%	128,180	n/a	0.0%	0	n/a	1.1%	128,180	n/a
Mortgage Investments	90.0%	1,110,496	1,642	93.0%	252,782	253	72.1%	96,260	111	98.8%	8,703,815	9,476	97.4%	104,671	116	30.4%	183,336	99	100.0%	295,110	424	93.8%	10,746,468	11,715
Total Performing	100.0%	1,234,361	1,642	100.0%	271,814	253	100.0%	133,463	111	100.0%	8,809,591	9,476	100.0%	107,510	116	100.0%	603,393	99	100.0%	295,110	424	100.0%	11,455,240	11,715
Mortgage Investments Performing but past due²³																								
31 - 60	0.2%	2,942	5	2.3%	6,511	2	2.3%	3,136	1	0.3%	31,708	14	0.0%	0	0	0.4%	2,627	2	2.4%	7,963	11	0.5%	54,887	24
61 - 90	0.4%	5,109	2	0.1%	189	1	0.0%	0	0	0.2%	18,673	8	0.0%	0	0	0.3%	1,820	1	1.7%	5,375	6	0.3%	31,165	14
> 90	0.4%	4,722	4	0.0%	0	0	0.0%	0	0	0.9%	84,609	39	2.4%	2,685	1	0.4%	2,687	1	3.9%	12,560	17	0.9%	107,264	46
Total	1.0%	12,773	11	2.4%	6,699	3	2.3%	3,136	1	1.5%	134,990	61	2.4%	2,685	1	1.2%	7,135	4	8.0%	25,898	34	1.6%	193,316	84
Non performing²⁴																								
31 - 60	0.7%	9,295	11	0.8%	2,141	3	0.0%	0	0	0.7%	63,570	41	0.0%	0	0	0.0%	0	0	0.3%	901	4	0.6%	75,907	56
61 - 90	0.2%	2,330	4	0.9%	2,703	2	3.0%	4,196	1	0.4%	35,174	33	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.4%	44,402	40
> 90	2.0%	25,764	34	2.6%	7,286	8	0.4%	612	1	1.2%	109,596	89	1.0%	1,050	1	0.2%	1,034	1	0.7%	2,408	3	1.2%	147,750	135
MIP	0.6%	7,880	9	0.4%	1,080	1	0.0%	0	0	0.8%	76,216	28	1.2%	1,286	2	0.0%	0	0	1.4%	4,597	3	0.8%	91,058	39
Total	3.5%	45,269	58	4.6%	13,209	14	3.5%	4,808	2	3.1%	284,556	191	2.1%	2,336	3	0.2%	1,034	1	2.4%	7,906	10	3.0%	359,117	270
Total performing past due & non-performing	4.5%	58,042	69	7.0%	19,908	17	5.7%	7,944	3	4.6%	419,546	252	4.6%	5,021	4	1.4%	8,168	5	11.2%	33,804	44	4.7%	552,434	354
Fair Value of past due & non-performing collateral held		87,571			27,462			11,095			738,688			9,277			13,602			62,097			949,792	
Total Performing Assets	96.5%	1,234,361		95.4%	271,814		96.5%	133,463		96.9%	8,809,591		97.9%	107,510		99.8%	603,393		97.4%	295,110		97.0%	11,455,240	
Non Performing Asset Ratio	3.5%	45,269		4.6%	13,209		3.5%	4,808		3.1%	284,556		2.1%	2,336		0.2%	1,034		2.6%	7,906		3.0%	359,117	
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 31 October 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 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 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.