

# La Trobe Australian Credit Fund Investment Snapshot


As at 30 November 2018




The following table contains updated information about the asset allocations and performance of the Fund Investment Accounts. This should be read in conjunction with the Product Disclosure Statement and where any inconsistency arises, this document shall prevail. The performance of your investment will depend on which Investment Account you choose.

| Feature   | Classic 48 hour Account <sup>#</sup><br>APIR: LTC0001AU<br>ISIN: AU60LTC00018            | 12 Month Term Account<br>APIR: LTC0002AU<br>ISIN: AU60LTC00026   | Select Investment Account<br>APIR: MFL0002AU   | High Yield Investment Account<br>APIR: MFL0001AU   | Fund Total<br>ARSN: 088 178 321                    |
|---|--|--|--|--|--|
| Current Returns % p.a. <sup>1</sup>                         | <b>3.20%</b>   | <b>5.20%</b>   | <b>from 6.00%<sup>2</sup></b>  | <b>from 7.00%<sup>2</sup></b>  |  |
| Rolling Returns % p.a. <sup>3</sup>                         | 1yr<br><b>3.25%</b> 3yr<br><b>3.25%</b> 5yr<br><b>3.52%</b>                              | 1yr<br><b>5.33%</b> 3yr<br><b>5.33%</b> 5yr<br><b>5.58%</b>  | 1yr<br><b>7.83%</b> 3yr<br><b>7.90%</b> 5yr<br><b>8.03%</b>                                      | 1yr<br><b>12.43%</b> 3yr<br><b>12.35%</b> 5yr<br><b>11.80%</b>                                   | n/a  |
| Benchmark   | Official Cash Rate + 0.5%  | Bloomberg AusBond Bank Bill Index + 1.5%   | n/a  | n/a  | n/a  |
| Rolling Benchmark Return Rate % p.a. <sup>4</sup>           | 2.01%    2.10%    2.40%  | 3.41%    3.43%    3.67%  | n/a  | n/a  | n/a  |
| Benchmark Outperformance                                    | 1.24%    1.15%    1.12%  | 1.92%    1.90%    1.91%  | n/a  | n/a  | n/a  |
| Minimum Investment  | \$10.00  | \$10.00  | \$1,000.00   | Varies per individual investment   |  |
| Investment Term   | 2 business days <sup>5</sup>   | 12 months  | 1 - 5 years  | 1 - 5 years  |  |
| Indicative risk level                                       | Low  | Low - Medium   | Medium   | Medium - High  |  |
| Income Distributions  | Monthly direct to nominated Financial Institutions Account or re-invested                | Monthly direct to nominated Financial Institutions Account or re-invested  | Direct to nominated Financial Institutions Account (frequency determined by investment selected) | Direct to nominated Financial Institutions Account (frequency determined by investment selected) |  |
| Indirect Cost Ratio (ICR) Financial Year Ended 30 June 2018 | 2.51%  | 1.47%  | Varies per individual investment. Average 1.45%  | Varies per individual investment. Average 1.45%  | Average 1.67%                                      |
| Income Reserve  | n/a  | 0.48%  | n/a  | n/a  |  |
| Rates of Return   | Variable Rate  | Variable Rate  | Fixed / Variable Rate  | Fixed / Variable Rate  |  |
| Withdrawals <sup>5</sup>                                    | Generally permitted within 2 business days of request. Maximum time permitted: 12 months | Permitted after 12 months. Periodic access option available. Early withdrawals considered. Maximum time permitted: 12 months | Permitted after term maturity. Early withdrawals considered. Maximum time permitted: n/a         | Permitted after term maturity. Early withdrawals considered. Maximum time permitted: n/a         |  |
| Funds Under Management                                      | \$ 553.2 Million   | \$ 1,753.8 Million   | \$ 411.9 Million   | \$ 106.3 Million   | \$ 2,825.2 Million                                 |
| Total Number of Mortgages <sup>6</sup>                      | 887  | 3,351  | 681  | 69   | 4,496  |
| Total Mortgages   | \$ 408.0 Million   | \$ 1,716.2 Million   | \$ 411.9 Million   | \$ 26.2 Million  | \$ 2,562.3 Million                                 |
| Average Mortgage Investment                                 | \$460,005  | \$512,151  | \$604,873  | \$379,350  | \$569,915  |
| Range of Loans  | \$10,000: \$14,300,000   | \$10,000: \$24,995,000   | \$10,000: \$24,995,000   | \$10,000: \$8,288,800  | \$10,000: \$24,995,000                             |
| Largest Mortgage Investment: % of the portfolio             | \$6,997,000: 1.3%  | \$9,991,198: 0.6%  | \$10,515,450: 2.6%   | \$8,291,360: 7.8%  | \$16,000,350: 0.6%                                 |
| Top 10 largest Mortgage Investments in aggregate            | \$38,972,448: 7.0%   | \$64,156,900: 3.7%   | \$49,410,425: 12.0%  | \$21,665,901: 20.4%  | \$109,080,401: 3.9%                                |
| Weighted Average LVR <sup>10</sup>                          | 64.6%  | 62.1%  | 60.4%  | Varies per individual investment.  | 62.2% (Excludes the High Yield Investment Account) |
| Non-performing loans > 30 days <sup>7,8</sup>               | 1.8%   | 2.3%   | 5.5% (Excludes third party originated loans)   | 0.5% (Excludes third party originated loans)   | 2.6% (Excludes third party originated loans)       |
| Number and value of non-performing loans > 30 days          | 23: \$10,313,176   | 63: \$40,779,014   | 29: \$22,662,592   | 3: \$492,400   | 94: \$74,247,182                                   |
| Pre-paid and capitalised interest loans                     | 16: \$18,529,719   | 266: \$298,078,459   | 129: \$135,752,322   | 8: \$3,063,550   | 292: \$455,424,050                                 |
| Undrawn loan commitments                                    | 24: \$5,928,092  | 129: \$31,123,797  | 286: \$306,540,646   | 0: \$0   | 439: \$343,592,535                                 |
| Loans exceeding 5% of the Fund                              | n/a  | n/a  | n/a  | n/a  | Nil  |
| Investments > \$1M <sup>9</sup>                             | 87: \$149,956,008  | 446: \$837,692,008   | 107: \$214,045,806   | 5: \$18,546,436  | 658: \$1,337,402,763                               |

Notes: Figures shown are reported on loan balances in the 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 from the Fund are not guaranteed and are determined by future revenue of the Fund and may be lower than expected. Select Investment Account and High Yield Investment Account returns are specific to individual mortgages and therefore subject to availability. Investors risk losing some or all of their principal investment. The investment is not a bank deposit. 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 Withdrawal rights are subject to liquidity and may be delayed or suspended. See important note on page 33 of the PDS in relation to La Trobe Financial's ability to allow withdrawals while the Fund is liquid (as defined by the law). 6 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. 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 Select Investment Account and High Yield Investment Account of the Fund, 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 Select Investment Account, High Yield Investment Account and Fund Total Arrears figures. 9 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 interest rate management. 10 The Fund Total weighted average LVR is calculated excluding the High Yield Investment Account. # While we have 12 months under the Credit Fund's Constitution within which to honour your redemption request if there is insufficient liquidity in this Account at the time of your request, we will make every endeavour to honour your redemption request from your Classic 48 hour Account within 2 business days. At the time of this document, there has never been a case in the history of this Account, since 1999, when we have not honoured a redemption request on time due to a lack of liquidity.

| Fund Portfolio Metrics   | La Trobe Australian Credit Fund position as at 30 November 2018     |                |            |  |                  |              |  |                |            |  |                |           |  |   |              |
|--|---|----------------|------------|--|------------------|--------------|--|----------------|------------|--|----------------|-----------|---|---|--------------|
|  | Pooled Accounts   |                |            |  |                  |              | Peer to Peer (P2P) Accounts  |                |            |  |                |           |   |   |              |
|  | We select the investment portfolio (risk of investment pool shared) |                |            |  |                  |              | You select the investment & risk level (risk specific to each investment only) |                |            |  |                |           | Fund Total<br>ARSN: 088 178 321   |   |              |
|  | Classic 48 hour Account #<br>APIR: LTC0001AU<br>ISIN: AU60LTC00018  |                |            | 12 Month Term Account<br>APIR: LTC0002AU<br>ISIN: AU60LTC00026 |                  |              | Select Investment Account<br>APIR: MFL0002AU                                   |                |            | High Yield Investment Account<br>APIR: MFL0001AU |                |           |   |   |              |
|  | %   | \$'000s        | Number     | %  | \$'000s          | Number       | %  | \$'000s        | Number     | %  | \$'000s        | Number    | %   | \$'000s                                     | Number       |
| <b>Authorised Investments:</b>                                   |   |                |            |  |                  |              |  |                |            |  |                |           |   |   |              |
| Cash   | 13.5%   | 75,179         | n/a        | 2.1%   | 37,636           | n/a          | 0.0%   | 0              | n/a        | 2.4%   | 2,568          | n/a       | 4.1%  | 115,383                                     | n/a          |
| Bank Bills/Term Deposits   | 12.7%   | 70,000         | n/a        | 0.0%   | 0                | n/a          | 0.0%   | 0              | n/a        | 0.0%   | 0              | n/a       | 2.5%  | 70,000                                      | n/a          |
| Credit Assets  | 0.0%  | 0              | n/a        | 0.0%   | 0                | n/a          | 0.0%   | 0              | n/a        | 73.0%  | 77,518         | n/a       | 2.7%  | 77,518                                      | n/a          |
| Residential  | 53.4%   | 295,619        | 621        | 55.1%  | 966,621          | 1,920        | 48.4%  | 199,385        | 398        | 2.3%   | 2,487          | 29        | 51.7%   | 1,464,112                                   | 2,760        |
| Land - vacant  | 2.1%  | 11,780         | 42         | 2.8%   | 48,534           | 145          | 3.6%   | 14,636         | 15         | 0.1%   | 101            | 14        | 2.7%  | 75,051                                      | 193          |
| Commercial   | 8.7%  | 47,918         | 111        | 14.8%  | 259,337          | 483          | 9.4%   | 38,737         | 61         | 0.3%   | 316            | 1         | 12.3%   | 346,308                                     | 600          |
| Industrial   | 8.6%  | 47,614         | 100        | 11.9%  | 208,864          | 521          | 4.8%   | 19,841         | 46         | 0.0%   | 15             | 1         | 9.8%  | 276,334                                     | 624          |
| Rural  | 0.5%  | 2,516          | 9          | 0.5%   | 8,231            | 40           | 0.8%   | 3,406          | 11         | 0.3%   | 272            | 7         | 0.5%  | 14,425                                      | 55           |
| Construction & Development                                       | 0.5%  | 2,577          | 4          | 12.8%  | 224,632          | 242          | 33.0%  | 135,914        | 150        | 21.6%  | 22,984         | 17        | 13.7%   | 386,107                                     | 264          |
| <b>Total</b>   | <b>100.0%</b>   | <b>553,203</b> | <b>887</b> | <b>100.0%</b>  | <b>1,753,855</b> | <b>3,351</b> | <b>100.0%</b>  | <b>411,919</b> | <b>681</b> | <b>100.0%</b>                                    | <b>106,261</b> | <b>69</b> | <b>100.0%</b>   | <b>2,825,238</b>                            | <b>4,496</b> |
| Cash & Liquidity Ratio   | 26.2%   | 145,179        | n/a        | 2.1%   | 37,636           | n/a          | 0.0%   | 0              | n/a        | 2.4%   | 2,568          | n/a       | 6.6%  | 185,383                                     | n/a          |
| Credit Assets  | 0.0%  | 0              | n/a        | 0.0%   | 0                | n/a          | 0.0%   | 0              | n/a        | 73.0%  | 77,518         | n/a       | 2.7%  | 77,518                                      | n/a          |
| First Mortgages  | 73.8%   | 408,024        | 887        | 97.9%  | 1,716,219        | 3,351        | 100.0%   | 411,919        | 681        | 2.1%   | 2,197          | 49        | 89.9%   | 2,538,359                                   | 4,476        |
| Second Mortgages   |   | Not Permitted  |            |  | Not Permitted    |              |  | Not Permitted  |            | 22.5%  | 23,978         | 20        | 0.8%  | 23,978                                      | 20           |
| <b>Total</b>   | <b>100.0%</b>   | <b>553,203</b> | <b>887</b> | <b>100.0%</b>  | <b>1,753,855</b> | <b>3,351</b> | <b>100.0%</b>  | <b>411,919</b> | <b>681</b> | <b>100.0%</b>                                    | <b>106,261</b> | <b>69</b> | <b>100.0%</b>   | <b>2,825,238</b>                            | <b>4,496</b> |
| <b>Mortgage Investment Portfolio Metrics</b>                     |   |                |            |  |                  |              |  |                |            |  |                |           |   |   |              |
| Weighted Average LVR <sup>1</sup>                                | 64.6%   |                |            | 62.1%  |                  |              | 60.4%  |                |            | Varies per individual investment.                |                |           | 62.2%   | (Excludes the High Yield Investment Amount) |              |
| Average Mortgage Investment                                      |   | 460            |            |  | 512              |              |  | 605            |            |  | 379            |           |   | 570   |              |
| Largest Mortgage Investment                                      | 1.3%  | 6,997          |            | 0.6%   | 9,991            |              | 2.6%   | 10,515         |            | 7.8%   | 8,291          |           | 0.6%  | 16,000                                      |              |
| Top 10 largest Mortgage Investments in aggregate                 | 7.0%  | 38,972         |            | 3.7%   | 64,157           |              | 12.0%  | 49,410         |            | 20.4%  | 21,666         |           | 3.9%  | 109,080                                     |              |
| Pre-paid & capitalised interest loans                            | 3.3%  | 18,530         | 16         | 17.0%  | 298,078          | 266          | 33.0%  | 135,752        | 129        | 2.9%   | 3,064          | 8         | 16.1%   | 455,424                                     | 292          |
| <b>Mortgage Investments by State:</b>                            |   |                |            |  |                  |              |  |                |            |  |                |           |   |   |              |
| ACT  | 0.4%  | 1,685          | 4          | 0.8%   | 14,059           | 32           | 0.5%   | 2,210          | 4          | 0.0%   | 0              | 0         | 0.7%  | 17,954                                      | 37           |
| NSW  | 31.0%   | 126,356        | 214        | 34.5%  | 592,344          | 842          | 31.5%  | 129,688        | 187        | 12.3%  | 3,224          | 14        | 33.2%   | 851,612                                     | 1104         |
| VIC  | 33.6%   | 137,129        | 308        | 42.0%  | 721,361          | 1,315        | 50.2%  | 206,893        | 312        | 8.5%   | 2,231          | 21        | 41.8%   | 1,067,614                                   | 1,760        |
| QLD  | 19.9%   | 81,344         | 216        | 12.8%  | 219,134          | 777          | 10.2%  | 41,860         | 114        | 75.8%  | 19,822         | 26        | 14.1%   | 362,160                                     | 1048         |
| SA   | 1.6%  | 6,533          | 26         | 3.2%   | 54,160           | 134          | 1.7%   | 7,116          | 19         | 0.0%   | 2              | 1         | 2.6%  | 67,811                                      | 162          |
| WA   | 11.3%   | 46,006         | 89         | 5.4%   | 92,417           | 187          | 5.3%   | 21,808         | 38         | 3.4%   | 887            | 6         | 6.3%  | 161,118                                     | 288          |
| TAS  | 1.2%  | 4,927          | 24         | 0.6%   | 10,289           | 48           | 0.6%   | 2,331          | 6          | 0.0%   | 9              | 1         | 0.7%  | 17,556                                      | 76           |
| NT   | 1.0%  | 4,044          | 6          | 0.7%   | 12,455           | 16           | 0.0%   | 13             | 1          | 0.0%   | 0              | 0         | 0.6%  | 16,512                                      | 21           |
| <b>Total</b>   | <b>100.0%</b>   | <b>408,024</b> | <b>887</b> | <b>100.0%</b>  | <b>1,716,219</b> | <b>3,351</b> | <b>100.0%</b>  | <b>411,919</b> | <b>681</b> | <b>100.0%</b>                                    | <b>26,175</b>  | <b>69</b> | <b>100.0%</b>   | <b>2,562,337</b>                            | <b>4,496</b> |
| <b>Total Performing Authorised Investments</b>                   |   |                |            |  |                  |              |  |                |            |  |                |           |   |   |              |
| Cash   | 13.6%   | 75,179         | n/a        | 2.1%   | 37,636           | n/a          | 0.0%   | 0              | n/a        | 2.4%   | 2,568          | n/a       | 4.1%  | 115,383                                     | n/a          |
| Bank Bills/Term Deposits   | 12.7%   | 70,000         | n/a        | 0.0%   | 0                | n/a          | 0.0%   | 0              | n/a        | 0.0%   | 0              | n/a       | 2.5%  | 70,000                                      | n/a          |
| Credit Assets  | 0.0%  | 0              | n/a        | 0.0%   | 0                | n/a          | 0.0%   | 0              | n/a        | 73.0%  | 77,518         | n/a       | 2.7%  | 77,518                                      | n/a          |
| Mortgage Investments   | 71.9%   | 397,711        | 864        | 95.6%  | 1,675,440        | 3,288        | 94.5%  | 389,256        | 652        | 24.1%  | 25,683         | 66        | 88.1%   | 2,488,090                                   | 4,402        |
| <b>Total Performing</b>  | <b>98.2%</b>  | <b>542,890</b> | <b>864</b> | <b>97.7%</b>   | <b>1,713,076</b> | <b>3,288</b> | <b>94.5%</b>   | <b>389,256</b> | <b>652</b> | <b>99.5%</b>                                     | <b>105,769</b> | <b>66</b> | <b>97.4%</b>  | <b>2,750,991</b>                            | <b>4,402</b> |
| <b>Mortgage Investments Performing but past due <sup>2</sup></b> |   |                |            |  |                  |              | (Excludes third party originated loans)  |                |            | (Excludes third party originated loans)          |                |           | (Excludes third party originated loans)   |   |              |
| 31 - 60  | 0.2%  | 1,019          | 4          | 0.8%   | 14,045           | 19           | 3.0%   | 12,310         | 17         | 0.3%   | 314            | 1         | 1.0%  | 27,688                                      | 27           |
| 61 - 90  | 0.4%  | 2,450          | 2          | 0.3%   | 5,699            | 7            | 0.2%   | 637            | 2          | 0.0%   | 0              | 0         | 0.3%  | 8,786                                       | 9            |
| > 90   | 0.9%  | 4,840          | 5          | 0.6%   | 9,886            | 21           | 1.9%   | 7,901          | 15         | 0.0%   | 0              | 0         | 0.8%  | 22,627                                      | 29           |
| <b>Total</b>   | <b>1.5%</b>   | <b>8,309</b>   | <b>11</b>  | <b>1.7%</b>  | <b>29,630</b>    | <b>47</b>    | <b>5.1%</b>  | <b>20,848</b>  | <b>34</b>  | <b>0.3%</b>                                      | <b>314</b>     | <b>1</b>  | <b>2.1%</b>   | <b>59,101</b>                               | <b>65</b>    |
| <b>Non performing <sup>3</sup></b>                               |   |                |            |  |                  |              | (Excludes third party originated loans)  |                |            | (Excludes third party originated loans)          |                |           | (Excludes third party originated loans)   |   |              |
| 31 - 60  | 0.3%  | 1,755          | 7          | 0.9%   | 15,878           | 28           | 2.4%   | 9,869          | 11         | 0.0%   | 0              | 0         | 1.0%  | 27,502                                      | 38           |
| 61 - 90  | 0.3%  | 1,539          | 3          | 0.2%   | 4,217            | 9            | 0.4%   | 1,689          | 3          | 0.0%   | 0              | 0         | 0.3%  | 7,445                                       | 12           |
| > 90   | 0.6%  | 3,512          | 9          | 0.8%   | 14,238           | 15           | 1.2%   | 4,837          | 6          | 0.0%   | 0              | 0         | 0.8%  | 22,587                                      | 23           |
| MIP  | 0.6%  | 3,507          | 4          | 0.4%   | 6,446            | 11           | 1.5%   | 6,268          | 9          | 0.5%   | 492            | 3         | 0.5%  | 16,713                                      | 21           |
| <b>Total<sup>4</sup></b>   | <b>1.8%</b>   | <b>10,313</b>  | <b>23</b>  | <b>2.3%</b>  | <b>40,779</b>    | <b>63</b>    | <b>5.5%</b>  | <b>22,663</b>  | <b>29</b>  | <b>0.5%</b>                                      | <b>492</b>     | <b>3</b>  | <b>2.6%</b>   | <b>74,247</b>                               | <b>94</b>    |

| Fund Portfolio Metrics   | La Trobe Australian Credit Fund position as at 30 November 2018                        |         |        |  |           |        |   |         |        |  |         |        |  |           |        |
|--|--|---------|--------|--|-----------|--------|---|---------|--------|--|---------|--------|---|-----------|--------|
|  | Pooled Accounts<br>We select the investment portfolio (risk of investment pool shared) |         |        |  |           |        | Peer to Peer (P2P) Accounts<br>You select the investment & risk level (risk specific to each investment only) |         |        |  |         |        |   |           |        |
|  | Classic 48 hour Account #<br>APIR: LTC0001AU<br>ISIN: AU60LTC00018                     |         |        | 12 Month Term Account<br>APIR: LTC0002AU<br>ISIN: AU60LTC00026                           |           |        | Select Investment Account<br>APIR: MFL0002AU  |         |        | High Yield Investment Account<br>APIR: MFL0001AU |         |        | Fund Total<br>ARSN: 088 178 321   |           |        |
|  | %  | \$'000s | Number | %  | \$'000s   | Number | %   | \$'000s | Number | %  | \$'000s | Number | %   | \$'000s   | Number |
| <b>Total performing past due &amp; non-performing</b>              | 3.3%   | 18,622  | 34     | 4.0%   | 70,409    | 110    | 10.6%   | 43,511  | 63     | 0.8%   | 806     | 4      | 4.7%  | 133,348   | 159    |
| <b>Fair Value of past due &amp; non-performing collateral held</b> |  | 29,717  |        |  | 124,195   |        |   | 83,158  |        |  | 15,627  |        |   | 252,697   |        |
| Total Performing Assets  | 98.2%  | 542,890 |        | 97.7%  | 1,713,076 |        | 94.5%   | 389,256 |        | 99.5%  | 105,769 |        | 97.4%   | 2,750,991 |        |
| Non Performing Asset Ratio <sup>4</sup>                            | 1.8%   | 10,313  |        | 2.3%   | 40,779    |        | 5.5%  | 22,663  |        | 0.5%   | 492     |        | 2.6%  | 74,247    |        |
| <b>Independent Rating <sup>7</sup></b>                             | <b>Lipper Leaders</b><br>③ Return - Total & Consistent<br>⑤ Preservation               |         |        | <b>Zenith Partners - Recommended</b><br>Lonsec - Recommended<br>SQMresearch - 4.25 stars |           |        | N/A   |         |        | N/A  |         |        | N/A   |           |        |
| Current Returns % p.a <sup>5</sup>                                 | 3.20%  |         |        | 5.20%  |           |        | from 6.00% <sup>6</sup>   |         |        | from 7.00% <sup>6</sup>                          |         |        | N/A   |           |        |
| <b>Mortgage Investments Portfolio Profile</b>                      |  |         |        |  |           |        |   |         |        |  |         |        |   |           |        |
| Undrawn loan commitments   | 1.1%   | 5,928   | 24     | 1.8%   | 31,124    | 129    | 74.4%   | 306,541 | 286    | 0.0%   | 0       | 0      | 12.2%   | 343,593   | 439    |
| <b>Maturity Profile</b>  |  |         |        |  |           |        |   |         |        |  |         |        |   |           |        |
| 0 - 6 months   | 6.1%   | 24,942  | 43     | 14.7%  | 252,531   | 327    | 42.7%   | 175,782 | 186    | 28.2%  | 7,378   | 15     | 18.0%   | 460,633   | 406    |
| 7 - 12 months  | 6.2%   | 25,410  | 37     | 10.6%  | 181,530   | 257    | 20.7%   | 85,171  | 138    | 7.6%   | 1,977   | 4      | 11.5%   | 294,088   | 330    |
| 13 - 24 months   | 19.4%  | 79,311  | 129    | 19.4%  | 332,532   | 454    | 27.1%   | 111,611 | 239    | 56.1%  | 14,707  | 4      | 21.0%   | 538,161   | 693    |
| 25 - 36 months   | 6.3%   | 25,881  | 44     | 5.7%   | 97,463    | 149    | 5.4%  | 22,394  | 55     | 0.0%   | 0       | 0      | 5.7%  | 145,738   | 212    |
| 37 - 60 months   | 7.2%   | 29,492  | 41     | 5.0%   | 86,517    | 158    | 3.0%  | 12,423  | 33     | 0.0%   | 0       | 0      | 5.0%  | 128,432   | 221    |
| 61+ months   | 54.8%  | 222,988 | 593    | 44.6%  | 765,646   | 2,006  | 1.1%  | 4,538   | 30     | 8.1%   | 2,113   | 46     | 38.8%   | 995,285   | 2,634  |
| <b>Total</b>   | 100.0%   | 408,024 | 887    | 100.0%   | 1,716,219 | 3,351  | 100.0%  | 411,919 | 681    | 100.0%   | 26,175  | 69     | 100.0%  | 2,562,337 | 4,496  |
| <b>LVR Profile <sup>1</sup></b>                                    |  |         |        |  |           |        |   |         |        |  |         |        |   |           |        |
| < 50%  | 8.4%   | 34,311  | 105    | 11.7%  | 200,194   | 712    | 7.1%  | 29,264  | 88     | 50.1%  | 13,114  | 49     | 10.8%   | 276,883   | 857    |
| 50% - 59.99%   | 12.7%  | 51,750  | 96     | 16.5%  | 283,650   | 546    | 24.1%   | 99,475  | 119    | 11.7%  | 3,067   | 4      | 17.1%   | 437,942   | 692    |
| 60% - 69.99%   | 33.4%  | 136,207 | 293    | 39.9%  | 684,978   | 1033   | 60.1%   | 247,226 | 375    | 16.7%  | 4,384   | 7      | 41.8%   | 1,072,795 | 1,466  |
| 70% - 79.99%   | 45.5%  | 185,756 | 393    | 31.9%  | 547,397   | 1060   | 8.3%  | 34,084  | 87     | 8.7%   | 2,266   | 5      | 30.0%   | 769,503   | 1,465  |
| = 80%  | 0.0%   | 0       | 0      | 0.0%   | 0         | 0      | 0.3%  | 1,295   | 5      | 0.0%   | 0       | 0      | 0.1%  | 1,295     | 5      |
| > 80%  | 0.0%   | 0       | 0      | 0.0%   | 0         | 0      | 0.1%  | 575     | 7      | 12.8%  | 3,344   | 4      | 0.2%  | 3,919     | 11     |
| <b>Total</b>   | 100.0%   | 408,024 | 887    | 100.0%   | 1,716,219 | 3,351  | 100.0%  | 411,919 | 681    | 100.0%   | 26,175  | 69     | 100.0%  | 2,562,337 | 4,496  |
| <b>Interest rate profile</b>                                       |  |         |        |  |           |        |   |         |        |  |         |        |   |           |        |
| <5.00%   | 6.1%   | 24,858  | 48     | 0.4%   | 7,039     | 15     | 0.0%  | 0       | 0      | 28.9%  | 7,559   | 7      | 1.5%  | 39,456    | 70     |
| 5.00% - 5.99%  | 11.2%  | 45,723  | 92     | 4.5%   | 76,510    | 144    | 0.4%  | 1,676   | 12     | 0.0%   | 0       | 0      | 4.8%  | 123,909   | 248    |
| 6.00% - 6.99%  | 45.1%  | 183,503 | 368    | 25.2%  | 432,766   | 1098   | 2.9%  | 11,805  | 34     | 0.0%   | 0       | 0      | 24.5%   | 628,074   | 1,476  |
| 7.00% - 7.99%  | 26.9%  | 109,952 | 268    | 36.5%  | 626,013   | 1,284  | 24.2%   | 99,719  | 240    | 0.3%   | 87      | 3      | 32.7%   | 835,771   | 1,641  |
| 8.00% - 8.99%  | 8.8%   | 36,042  | 70     | 21.3%  | 365,939   | 555    | 42.6%   | 175,395 | 291    | 0.6%   | 145     | 9      | 22.5%   | 577,521   | 737    |
| 9.00% - 9.99%  | 0.9%   | 3,858   | 23     | 7.8%   | 134,609   | 204    | 19.1%   | 78,825  | 77     | 1.3%   | 348     | 14     | 8.5%  | 217,640   | 238    |
| 10.00% - 10.99%  | 1.0%   | 4,088   | 18     | 4.3%   | 73,343    | 51     | 9.7%  | 40,044  | 25     | 9.2%   | 2,397   | 8      | 4.7%  | 119,872   | 69     |
| 11.00 - 11.99%   | 0.0%   | 0       | 0      | 0.0%   | 0         | 0      | 0.0%  | 0       | 0      | 10.6%  | 2,787   | 14     | 0.1%  | 2,787     | 1      |
| > or = 12.00%  | 0.0%   | 0       | 0      | 0.0%   | 0         | 0      | 1.1%  | 4,455   | 2      | 49.1%  | 12,852  | 14     | 0.7%  | 17,307    | 16     |
| <b>Total</b>   | 100.0%   | 408,024 | 887    | 100.0%   | 1,716,219 | 3,351  | 100.0%  | 411,919 | 681    | 100.0%   | 26,175  | 69     | 100.0%  | 2,562,337 | 4,496  |

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. 1. The LVR represents the valuation 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 High Yield Investment Account. 2. Performing but past due loans represent expired loans that continue to make required payments (Default). 3. Arrears for the Fund are calculated by dividing the total investment amount of loans in arrears by the total balance of outstanding investments (Arrears). 4. From time to time we take on the administration of third party originated mortgage books into the Select Investment Account and High Yield Investment Account of the Fund, 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 Select Investment Account and High Yield Investment Account arrears and expired loans figures. 5. Past performance is not a reliable indicator of future performance. The rates of return from the Fund are not guaranteed and are determined by future revenue of the Fund and may be lower than expected. The investment is not a bank deposit. Select Investment Account and High Yield Investment Account returns are specific to individual investments and therefore subject to availability. Investors risk losing some or all of their principal investment. 6. Subject to availability. 7. Please view our awards and ratings on our Awards and Ratings page on our website. # While we have 12 months under the Credit Fund's Constitution within which to honour your redemption request if there is insufficient liquidity in this Account at the time of your request, we will make every endeavour to honour your redemption request from your Classic 48 hour Account within 2 business days. At the time of this document, there has never been a case in the history of this Account, since 1999, when we have not honoured a redemption request on time due to a lack of liquidity.