

Loan Activity Statement

Account Number 40 564 671 6

Page No 1 of 3

Statement Period 01.01.23 to 30.06.23

Julia W Super Pty Ltd ATF Julia W Supera
PO Box 374
BOX HILL VIC 3128

BPAY® Biller Code 18309 Reference No. 40 564 671 6
ONLINE STATEMENTS NOW AVAILABLE on our website -
Login, My Home Loan, New Registration

Interest Certificate for Year Ended 30 June 2023

Interest Charges - 01.07.22 to 30.06.23 \$ 60,086.94

Loan Detail Summary

Security Address: 7 Howard St BOX HILL VIC 3128

Current Interest Rate at 04 Jul 2023 (calculated (Daily Rests) - Variable)	7.89% p.a.
Loan Approved Amount	\$ 1,257,600.00
Closing Loan Balance at 30 Jun 2023	\$ 1,249,868.43
Loan Settlement Month	October 2022
Original Loan Maturity	October 2052
Contract Term Remaining	29 years 4 months
Forecast Term (based on current repayment profile)	29 years 3 months
National Credit Code Regulated	No
Privacy Password Protected	Yes

Repayments Received during Statement Period	\$ 50,710.00
Minimum Monthly Repayment Amount	\$ 9,148.00
Monthly Repayment Due Date	20th each month

Loan Guarantor Details

7 Howard St Pty Ltd ATF 7 Howard St Property Trust - same address as Borrower - separate statement not issued
Ms Q Wang - same address as Borrower - separate statement not issued

La Trobe Financial LoanManager App now available

Download the App and access your Loan Account for the following options:

- View your Loan balance;
- Check your Redraw balance; and
- Request a Statement.

Visit App Store for Apple devices or Play Store for Android devices and search, **La Trobe Financial LoanManager**.

You can also save money with La Trobe Financial

Did you know that you can reduce the amount of interest you pay and your loan term by making extra weekly, fortnightly or monthly payments? To check whether this applies to your loan and if any fees or charges apply, you can call us on 13 80 10.

You can invest with us too

Our 12 Month Term Account has been judged Best Credit Fund - Mortgages by *Money* magazine for 14 consecutive years and is currently offering a variable return of **6.25% p.a.***.

*The rate of return on your investment is current at 1 July 2023. The rate of return is reviewed and determined monthly and may increase or decrease each month. The rate of return applicable for any given month is paid at the start of the following month. The rate of return is not guaranteed and is 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.

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.



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Semi-Annual Loan Account Statement

DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
01. 01. 23	Opening Loan Balance			1, 255, 675. 80
20. 01. 23	La Trobe Financial Quick Pay Repayment		8, 130. 00	1, 247, 545. 80
31. 01. 23	Account Service Fee	15. 00		1, 247, 560. 80
31. 01. 23	Interest (31 days 6.69% p.a.)	7, 116. 77		1, 254, 677. 57
20. 02. 23	La Trobe Financial Quick Pay Repayment		8, 130. 00	1, 246, 547. 57
28. 02. 23	Account Service Fee	15. 00		1, 246, 562. 57
28. 02. 23	Interest (9 days 6.69% p.a., 19 days 6.94% p.a.)	6, 588. 44		1, 253, 151. 01
20. 03. 23	La Trobe Financial Quick Pay Repayment		8, 340. 00	1, 244, 811. 01
31. 03. 23	Account Service Fee	15. 00		1, 244, 826. 01
31. 03. 23	Interest (7 days 6.94% p.a., 24 days 7.29% p.a.)	7, 654. 79		1, 252, 480. 80
20. 04. 23	La Trobe Financial Quick Pay Repayment		8, 632. 00	1, 243, 848. 80
30. 04. 23	Account Service Fee	15. 00		1, 243, 863. 80
30. 04. 23	Interest (30 days 7.29% p.a.)	7, 485. 63		1, 251, 349. 43
22. 05. 23	La Trobe Financial Quick Pay Repayment		8, 632. 00	1, 242, 717. 43
31. 05. 23	Account Service Fee	15. 00		1, 242, 732. 43
31. 05. 23	Interest (4 days 7.29% p.a., 27 days 7.54% p.a.)	7, 961. 32		1, 250, 693. 75
20. 06. 23	La Trobe Financial Quick Pay Repayment		8, 846. 00	1, 241, 847. 75
30. 06. 23	Account Service Fee	15. 00		1, 241, 862. 75
30. 06. 23	Interest (7 days 7.54% p.a., 23 days 7.89% p.a.)	8, 005. 68		1, 249, 868. 43
30. 06. 23	Closing Loan Balance			1, 249, 868. 43

Please check all entries on this statement and inform us promptly of any error or unauthorised transactions.



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Security Documents in Custody & Insurance Summary

Registered Mortgages			
AW194489N			
Security Property		Title Reference	
7 Howard St BOX HILL VIC 3128		5453/549	
Insurance Records			
Property Insurance	Minimum Cover		
	Required \$	Policy No.	Sum Insured \$ Expiry Date
7 Howard St BOX HILL (Allianz)	510, 000	63S034155LLP	510, 000 24/10/2023
Contents Insurance	Nil		



Important Information

Interest rates and method of calculation

The interest rate used to calculate any interest charges on this statement and a clear explanation of how it has been calculated are available on request.

Payment assistance: how we can help you

If you are experiencing difficulties in making your repayments on time, please advise us immediately and help us to help you. Please contact our Mortgage Help Team on our toll free national service number **1800 620 639**.

Renting, vacating property or changing address

If you are renting or vacating the security property for more than one (1) month, or if you need to change your postal address, please call our Customer Service Team on **13 80 10** so we can amend our records immediately.

Insurance

La Trobe Financial, as an authorised representative of CGU, offers property, contents and landlord insurance for your needs. The advantages of insuring through La Trobe Financial include competitive premiums and the ability to pay premiums monthly. Please contact our Insurance Team on **13 80 10** for a competitive quote for your insurance needs.

Renovation, refinance and debt consolidation available

We may be able to provide additional funding for renovations or extensions by increasing your existing loan or providing a new loan depending on your requirements. Should you be considering refinancing your existing loans or any other form of debt consolidation we can assist you with this at competitive rates. Contact us on **13 80 10** for more information. We are open between 8.30am–5.30pm weekdays.

Reduce your loan term and save interest

Did you know that you can save interest and shorten your loan term by making extra payments weekly, fortnightly or monthly? Please contact our Customer Service Team on **13 80 10** for details.

Changes to fees and charges

The fees and charges applicable to your account are payable by you as a borrower. All fees and charges are subject to change and may be varied, or additional new fees may apply, from time to time without your consent. You will be notified of any change to the fees and charges which apply to your loan.

Mistakes

If you identify a mistake in this statement please contact us immediately. No mistake in this statement shall prevent the recovery of any amount due. La Trobe Financial will have no liability arising from such mistake.

Repayment options

All loan repayments are due on or before your advised repayment date. To help you pay on time we offer a variety of repayment options to suit your needs:

Direct Debit	Free
BPAY® – Savings or Cheque Account	\$1.05 per transaction amount, deducted from the repayment
BPAY® – Visa or MasterCard	0.5% of the transaction amount, deducted from the repayment
Cash, Cheque or Bank Transfer	\$2.50 per transaction amount, deducted from the repayment
By telephone – Visa or MasterCard	1.0% of the transaction amount, deducted from the repayment



Biller Code: 18309

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Your BPAY® reference is noted on the front of this statement. Please contact our Customer Service Team to organise your preferred repayment method.

Questions about your statement

If you wish to clarify any matters regarding your statement by email please send your questions direct to customerservices@latrobefinancial.com.au

Please include your full name, address and account number with your correspondence, so that we may respond to you as soon as possible.

Privacy

We comply with the *Privacy Act 1988* (Cth) in handling your personal information. A copy of La Trobe Financial's Privacy Policy is available at www.latrobefinancial.com.au/privacy-policy or upon request.

Complaints

If you have a complaint you can contact our Customer Resolution Team by:

Phone: 13 80 10
Email: customerresolution@latrobefinancial.com.au
Mail: La Trobe Financial
GPO Box 2289, Melbourne, Victoria 3001 Australia

You also have the right to make a complaint to La Trobe Financial's external dispute resolution body, the Australian Financial Complaints Authority (AFCA).

You may lodge a complaint with AFCA through the following channels:

Online: www.afca.org.au
Email: info@afca.org.au
Phone: 1800 931 678 (free call)
Mail: Australian Financial Complaints Authority
GPO Box 3, Melbourne, VIC 3001

More information?

For more information call us on 13 80 10, or visit our website www.latrobefinancial.com