

La Trobe

f i n a n c i a l

La Trobe Australian Credit Fund

You don't need complexity
to achieve your investment goals

latrobefinancial.com **13 80 10**

Blackstone

Portfolio
Company

Looking out for **you**[®]

ABOUT LA TROBE FINANCIAL

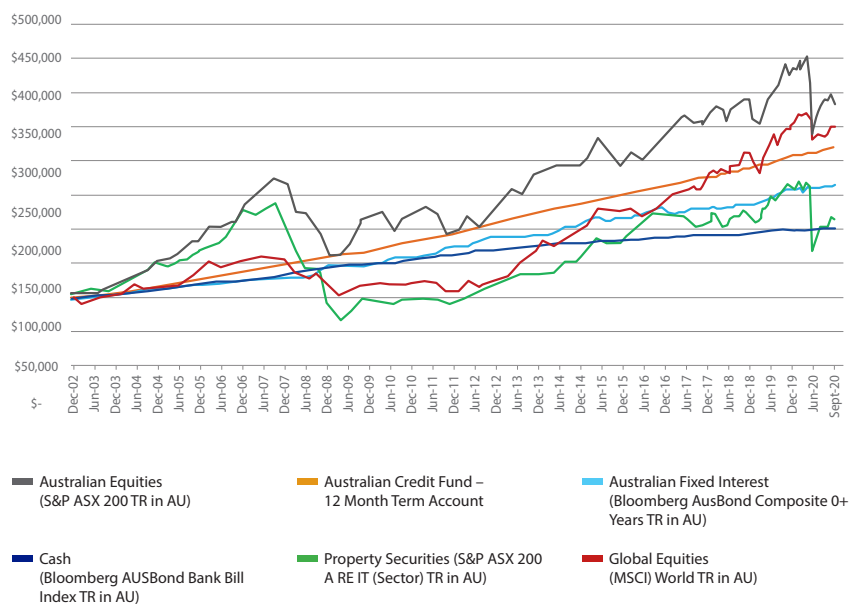
La Trobe Financial is one of Australia's premium non-bank credit and wealth Managers. Since 1952, we have been a proven and trusted investment partner for institutional and retail investors alike, managing investment mandates in excess of A\$23.76 billion.

La Trobe Financial offers a range of investment accounts that may suit investors seeking low volatility and regular income. Join 47,000 other investors in Australia's largest and award winning Credit Fund.

COMPETITIVE INVESTMENTS

The objective of our retail Credit Fund offering has long been to provide investors with a choice of low volatility and consistent income generating investments. The Credit Fund's continued outperformance in times of volatility and low rates is highly attractive to many investors.

12 MONTH TERM ACCOUNT ACCUMULATION COMPARISON SINCE INCEPTION



Past performance is not a reliable indicator of future performance. Returns shown are not compounded. **The investment accounts offered are not a form of bank deposit.**

Rates as at 1 December 2020

Classic Notice Account	90 Day Notice Account	12 Month Term Account	High Yield Credit Account	Select Investment Account
<p>0.85%^{##} p.a. current variable rate after fees, reviewed monthly</p>	<p>2.25%^{##} p.a. current variable rate after fees, reviewed monthly</p>	<p>4.35%[*] p.a. current variable rate after fees, reviewed monthly</p>	<p>5.50%[*] p.a. current variable rate after fees, reviewed monthly</p>	<p>Peer-to-Peer</p> <p>from 5.50%[*] p.a.</p>
0.85% annualised compounding rate	2.27% annualised compounding rate	4.44% annualised compounding rate	Compounding rate not available	Compounding rate not available

Returns shown are not compounded unless expressly noted as such.

"Investment accounts that have stood the test of time"

3 REASONS TO INVEST WITH LA TROBE FINANCIAL

- 1. Experience and size** – managing funds for over 68 years, over 390 staff and over \$4.9 billion in the Credit Fund.
- 2. Stability** – our aim is for regular monthly income, with low volatility. We are audited by KPMG and externally rated.
- 3. Performance** – proven performance in every economic cycle with a track record second to none, receiving Australian and International Awards.

KEY FEATURES (as at 30 September 2020)

- Mortgage to Cash Ratio 91:9
- Returns paid monthly or quarterly to nominated investor accounts
- All returns are net of fees and expenses
- Established Manager with over 68 years proven track record
- Direct banking of income and withdrawals
- No entry fee
- Average Fund Loan-to-Valuation Ratio 62.8%
- Assets Under Management of \$4.9 billion
- Average Investment size \$570,246

OBJECTIVES

- A low volatility investment that generates income
- Portfolio diversification

THE LA TROBE FINANCIAL DIFFERENCE

The Credit Fund's success is due to our disciplined investment philosophy, shaped over 68 years of asset class experience. Our rigorous credit assessment process targets a portfolio of small exposures, highly diversified by geography and sector and with strictly controlled loan to valuation ratios.

Our role as a Wealth Manager is to be clearly focused and deliver with distinction. Our team is driven by the need for consistency and repeatability of performance. Investors are looking for low volatility and consistent income at a premium to comparable investments.

AWARDS AND RATINGS

La Trobe Financial's retail investment offering has a multi award winning and independently rated investment account for individual investors. The Credit Fund has been judged "Best Credit Fund - Mortgages" in Australia by *Money* magazine for the past eleven years for our 12 Month Term Account. The Credit Fund has also won 'Best Investment Company Asia Pacific' – 8 years running from the International Alternative Investment Review (IAIR) global awards.



Investment Performance	1 December 2020 rate %* p.a.	Historical Performance (30 June 20) [^]				
		6 months % p.a.	1 year % p.a.	2 years % p.a.	3 years % p.a.	5 years % p.a.
1. Classic Notice Account*	0.85	0.88%	2.08%	2.61%	2.82%	3.00%
2. 90 Day Notice Account*	2.25	1.41%	2.93%	N/A	N/A	N/A
3. 12 Month Year Term Account	4.35	2.42%	5.05%	5.19%	5.23 %	5.28%
4. High Yield Credit Account	5.50	3.07%	6.45%	6.84%	6.97%	6.33%
5. Select Investment Account	From 5.50	4.00%	8.13%	8.03%	8.00%	7.97%

[^]These rates represent the average rates payable on the mortgage portfolio of each Account and may not be indicative of the return on the investment selections of individual investors. Investment performance in table are compounded returns.

***The rates of return on your investment are current at 1 December 2020. The rates of return are 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 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.**

La Trobe Financial Asset Management Limited ACN 007 332 363 Australian Financial Services Licence 222213 Australian Credit Licence 222213 is the issuer and manager 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 on our website or ask for a copy by telephoning us.

#We will make **every endeavour** to release your funds 2 business days for the Classic Notice Account, and 90 days for the 90 Day Notice Account, after receiving your redemption request. We however have 12 months under the Fund's Constitution to honour that request. In determining whether to honour your redemption request within 2 business days for the Classic Notice Account or 90 days for the 90 Day Notice Account, we have to have regard to the Fund's cash position and the best interests of all investors. **There is a risk that a redemption request will not be honoured within 2 business days or 90 days.** However, there has never been a case in the history of the Fund when we have not honoured a redemption request on time due to a lack of liquidity.

Call the Private Wealth Team Now – 13 80 10



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Senior Vice President
Chief Investment
Officer



Troy Stratton
Deputy Chief
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Officer (CIO)



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¹The Zenith Investment Partners ("Zenith") Australian Financial Services License No. 226872 rating (assigned 28 May 2020) referred to in this document is limited to "General Advice" (s766B Corporations Act 2001) for Wholesale clients only. This advice has been prepared without taking into account the objectives, financial situation or needs of any individual and is subject to change at any time without prior notice. It is not a specific recommendation to purchase, sell or hold the relevant product(s). Investors should seek independent financial advice before making an investment decision and should consider the appropriateness of this advice in light of their own objectives, financial situation and needs. Investors should obtain a copy of, and consider the PDS or offer document before making any decision and refer to the full Zenith Product Assessment available on the Zenith website. Past performance is not an indication of future performance. Zenith usually charges the product issuer, fund manager or related party to conduct Product Assessments. Full details regarding Zenith's methodology, ratings definitions and regulatory compliance are available on our Product Assessments and at <http://www.zenithpartners.com.au/RegulatoryGuidelines>. ²The rating contained in this document is issued by SQM Research Pty Ltd ABN 93 122 592 036 AFSL 421913. SQM Research is an investment research firm that undertakes research on investment products exclusively for its wholesale clients, utilising a proprietary review and star rating system. The SQM Research star rating system is of a general nature and does not take into account the particular circumstances or needs of any specific person. The rating may be subject to change at any time. Only licensed financial advisers may use the SQM Research star rating system in determining whether an investment is appropriate to a person's particular circumstances or needs. You should read the product disclosure statement and consult a licensed financial adviser before making an investment decision in relation to this investment product. SQM Research receives a fee from the Fund Manager for the research and rating of the managed investment scheme. ³Lipper Ratings for Total Return reflect funds' historical return performance relative to peers. The ratings are subject to change every month. The highest 20% of funds in each peer group are named Lipper Leader or a score of 5 for Total Return. Lipper Leader ratings are not intended to predict future results and does not guarantee the accuracy of this information. More information is available at www.lipperweb.com. Thomson Reuters Copyright, All Rights Reserved. ⁴Australia Ratings has made every effort to ensure the reliability of the views and rankings expressed in this report and those published on its websites. Australia Ratings research is based upon information known to us or which was obtained from sources which we believed to be reliable and accurate at time of publication. However, like the markets, we are not perfect. This report is prepared for general information only, and as such, the specific needs, investment objectives or financial situation of any particular user have not been taken into consideration. Individuals should therefore discuss, with their financial planner or advisor, the merits of each rating/ranking for their own specific circumstances and realise that not all investments will be appropriate for all subscribers. To the extent permitted by law, Australia Ratings and its employees, agents and authorised representatives exclude all liability for any loss or damage (including indirect, special or consequential loss or damage) arising from the use of, or reliance on, any information within the report whether or not caused by any negligent act or omission. If the law prohibits the exclusion of such liability, Australia Ratings hereby limits its liability, to the extent permitted by law, to the resupply of the said information or the cost of the said resupply. Research houses receive a fee from La Trobe Financial for rating the product. To view our awards & ratings reports visit our Awards & Ratings page on our website latrobefinancial.com. Any rating is only one factor to be taken into account in deciding to invest.