

La Trobe Financial Capital Markets Trust 2019-2

Collection Period Ended 31 January 2022

Determination Summary

| | | | |
|--------------------------|-----------|----------------------------|-----------|
| Closing Date | 16-Oct-19 | Reporting Currency | AUD |
| Start of Interest Period | 11-Jan-22 | Start of Collection Period | 01-Jan-22 |
| End of Interest Period | 11-Feb-22 | End of Collection Period | 31-Jan-22 |
| Days in Interest Period | 31 | Days in Collection Period | 31 |
| BBSW - 11 January 2022 | 0.0150% | Payment Date | 11-Feb-22 |

Note Invested Amounts

| Note Class | ISIN | Opening Invested Balance | Repayments | Closing Invested Balance | Bond / Invested Factor |
|--------------|--------------|--------------------------|-------------------|--------------------------|------------------------|
| Class A1S | AU3FN0050233 | - | - | - | 0.0% |
| Class A1L | AU3FN0050241 | 347,193,741 | 10,221,626 | 336,972,115 | 50.6% |
| Class A2S | AU3FN0050258 | 18,246,319 | 2,745,237 | 15,501,082 | 9.7% |
| Class A2L | AU3FN0050266 | 75,000,000 | - | 75,000,000 | 100.0% |
| Class B | AU3FN0050274 | 75,753,673 | 2,230,241 | 73,523,432 | 89.1% |
| Class C | AU3FN0050282 | 10,330,047 | 304,124 | 10,025,923 | 89.1% |
| Class D | AU3FN0050290 | 13,773,395 | 405,498 | 13,367,897 | 89.1% |
| Class E | AU3FN0050308 | 12,625,612 | 371,707 | 12,253,905 | 89.1% |
| Class F | AU3FN0050316 | 9,303,304 | 468,021 | 8,835,283 | 70.7% |
| Equity | | 5,000,000 | - | 5,000,000 | 100.0% |
| Total | | 567,226,091 | 16,746,454 | 550,479,637 | |

Note Stated Amounts

| Carryover Charge Offs | Current Charge Offs | Reinstatements | Closing Stated Balance |
|-----------------------|---------------------|----------------|------------------------|
| - | - | - | - |
| - | - | - | 336,972,115 |
| - | - | - | 15,501,082 |
| - | - | - | 75,000,000 |
| - | - | - | 73,523,432 |
| - | - | - | 10,025,923 |
| - | - | - | 13,367,897 |
| - | - | - | 12,253,905 |
| - | - | - | 8,835,283 |
| - | - | - | 5,000,000 |
| - | - | - | 550,479,637 |

EU Risk Retention

The Trust Manager confirms that it holds at least 5% of the closing Invested Balance as required by Article 6(1) of the EU Securitisation Regulation.

Interest Payments

| Note Class | Coupon Rate | Interest Due Prior Periods | Interest Due Current Period | Interest Paid | Unpaid |
|------------|-------------|----------------------------|-----------------------------|---------------|--------|
| Class A1S | 0.7650% | - | - | - | - |
| Class A1L | 1.3650% | - | 402,507 | 402,507 | - |
| Class A2S | 1.6650% | - | 25,802 | 25,802 | - |
| Class A2L | 1.8650% | - | 118,798 | 118,798 | - |
| Class B | 2.2150% | - | 142,510 | 142,510 | - |
| Class C | 3.0150% | - | 26,452 | 26,452 | - |
| Class D | 4.0150% | - | 46,967 | 46,967 | - |
| Class E | 6.0150% | - | 64,500 | 64,500 | - |
| Class F | 7.0150% | - | 55,429 | 55,429 | - |

Credit Support

| | Original | Current |
|-----------|----------|---------|
| Class A1S | 30.0% | - |
| Class A1L | 30.0% | 39.0% |
| Class A2S | 11.2% | 22.6% |
| Class A2L | 11.2% | 22.6% |
| Class B | 4.6% | 9.3% |
| Class C | 3.7% | 7.5% |
| Class D | 2.5% | 5.1% |
| Class E | 1.4% | 2.9% |
| Class F | 0.4% | 1.3% |

Contacts

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| Days in Interest Period | 31 | Days in Collection Period | 31 |
| BBSW - 11 January 2022 | 0.0150% | Payment Date | 11-Feb-22 |

Expense Reserve

| | Balance |
|-----------------|---------|
| Opening Balance | 150,000 |
| Additions | 0 |
| Draws | 0 |
| Closing Balance | 150,000 |

Yield Enhancement Reserve

| | Balance |
|-----------------|-----------|
| Opening Balance | 2,200,000 |
| Additions | 0 |
| Draws | 0 |
| Closing Balance | 2,200,000 |

Retention Amount Ledger

| | Balance |
|-----------------|-----------|
| Opening Balance | 1,916,240 |
| Additions | 46,922 |
| Draws | 0 |
| Closing Balance | 1,963,162 |

Amortisation Ledger

| | Balance |
|-----------------|---------|
| Opening Balance | 0 |
| Additions | 0 |
| Draws | 0 |
| Closing Balance | 0 |

Liquidity Facility

| | Balance |
|------------------------|-----------|
| Opening Balance | 0 |
| Draws | 0 |
| Reimbursements | 0 |
| Closing Balance | 0 |
| Closing Facility Limit | 8,257,195 |

Thresholds

| | Actual | Minimum | Satisfied |
|-----------------------|--------|---------|-----------|
| Weighted average test | 4.70% | 3.60% | Yes |
| Available income test | 5.37% | 3.04% | Yes |

Repayments

| | Balance |
|--|------------|
| Scheduled principal | 833,123 |
| Unscheduled Principal (net of redraws) | 15,866,408 |
| Total net principal repaid | 16,699,531 |

| | |
|---|-------|
| Principal Payment Rate (PPR) - Current month annualised | 1.7% |
| Constant Prepayment Rate (CPR) - Current month annualised | 28.8% |

Pool Performance

| | |
|---|---------------|
| Portfolio balance at Closing Date | 1,214,336,850 |
| Pool Factor | 45.5% |
| Liquidation amount - current month | 0 |
| No. of loans liquidated - current month | 0 |
| Losses - current month | 0 |
| Cumulative liquidation amount | 742,414 |
| Cumulative no. of loans liquidated | 3 |
| Cumulative losses | 50,298 |
| Annualised loss rate since Closing Date | 0.0% |

Stepdown Criteria

| | Satisfied |
|-------------------------------------|-----------|
| a. No Class A1S Notes outstanding | Yes |
| b. Class A Subordination Percentage | Yes |
| c. Principal Losses | Yes |
| d. 90 Arrears Days | Yes |
| e. Stated Amount | Yes |

Call Option Trigger

The Payment Date which occurs on the earlier of:

- The 13th November 2023; and
- The first Payment date on which the aggregate Invested Amounts of all Notes, expressed as a percentage of the aggregate Initial Invested Amounts of all Notes on the Closing Date, is equal or less than 25%.

La Trobe Financial Capital Markets Trust 2019-2

As at 31 January 2022

Pool Summary

| | | | |
|------------------------|-------------|------------------------------------|-------|
| Portfolio balance (\$) | 552,470,358 | Weighted average LVR (%) | 64.28 |
| Number of loans (#) | 1,349 | Maximum current LVR (%) | 94.49 |
| Average loan size (\$) | 409,541 | Weighted average seasoning (years) | 3.09 |
| Maximum loan size (\$) | 1,789,130 | Weighted average Interest Rate (%) | 4.72 |

Current Loan to Value ratio (LVR) Distribution

| | Number | Balance | % |
|-----------------|--------------|--------------------|--------------|
| Up to 50.0% | 319 | 90,433,392 | 16.3 |
| 50.0% to 60.0% | 257 | 99,097,120 | 17.9 |
| 60.0% to 65.0% | 136 | 52,233,295 | 9.5 |
| 65.0% to 70.0% | 150 | 58,521,265 | 10.6 |
| 70.0% to 75.0% | 133 | 64,675,661 | 11.7 |
| 75.0% to 80.0% | 302 | 153,620,150 | 27.8 |
| 80.0% to 85.0% | 46 | 28,506,302 | 5.2 |
| 85.0% to 90.0% | 4 | 4,210,913 | 0.8 |
| 90.0% to 95.0% | 2 | 1,172,260 | 0.2 |
| 95.0% to 100.0% | 0 | 0 | 0.0 |
| Over 100.0% | 0 | 0 | 0.0 |
| Total | 1,349 | 552,470,358 | 100.0 |

Interest Rates

| | Number | Balance | % |
|----------------|--------------|--------------------|--------------|
| Up to 3.00% | 22 | 8,265,095 | 1.5 |
| 3.00% to 4.00% | 283 | 113,819,099 | 20.6 |
| 4.00% to 4.50% | 297 | 119,733,520 | 21.7 |
| 4.50% to 5.00% | 234 | 114,809,475 | 20.8 |
| 5.00% to 5.50% | 157 | 75,371,745 | 13.6 |
| 5.50% to 6.00% | 278 | 84,999,341 | 15.4 |
| 6.00% to 6.50% | 70 | 29,845,726 | 5.4 |
| 6.50% to 7.00% | 6 | 5,136,118 | 0.9 |
| 7.00% to 8.00% | 2 | 490,239 | 0.1 |
| Over 8.00% | 0 | 0 | 0.0 |
| Total | 1,349 | 552,470,358 | 100.0 |

Current Balance Distribution

| | Number | Balance | % |
|------------------------|--------------|--------------------|--------------|
| Less than 100,000 | 68 | 4,211,959 | 0.8 |
| 100,000 to 200,000 | 151 | 23,750,980 | 4.3 |
| 200,000 to 300,000 | 338 | 84,000,558 | 15.2 |
| 300,000 to 400,000 | 235 | 81,796,860 | 14.8 |
| 400,000 to 500,000 | 213 | 95,218,341 | 17.2 |
| 500,000 to 600,000 | 99 | 54,411,755 | 9.8 |
| 600,000 to 700,000 | 68 | 44,068,049 | 8.0 |
| 700,000 to 800,000 | 66 | 49,393,003 | 8.9 |
| 800,000 to 900,000 | 33 | 27,825,944 | 5.0 |
| 900,000 to 1,000,000 | 22 | 20,861,313 | 3.8 |
| 1,000,000 to 1,500,000 | 52 | 60,146,712 | 10.9 |
| Over 1,500,000 | 4 | 6,784,884 | 1.3 |
| Total | 1,349 | 552,470,358 | 100.0 |

Seasoning Distribution (Based on Loan Settlement Date)

| | Number | Balance | % |
|------------------|--------------|--------------------|--------------|
| Less than 1 year | 0 | 0 | 0.0 |
| 1 to 2 years | 0 | 0 | 0.0 |
| 2 to 3 years | 905 | 363,741,648 | 65.8 |
| 3 to 4 years | 363 | 157,364,530 | 28.5 |
| 4 to 5 years | 61 | 22,622,108 | 4.1 |
| Over 5 years | 20 | 8,742,072 | 1.6 |
| Total | 1,349 | 552,470,358 | 100.0 |

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As at 31 January 2022

Pool Summary

| | |
|------------------------|-------------|
| Portfolio balance (\$) | 552,470,358 |
| Number of loans (#) | 1,349 |
| Average loan size (\$) | 409,541 |
| Maximum loan size (\$) | 1,789,130 |

| | |
|------------------------------------|-------|
| Weighted average LVR (%) | 64.28 |
| Maximum current LVR (%) | 94.49 |
| Weighted average seasoning (years) | 3.09 |
| Weighted average Interest Rate (%) | 4.72 |

Security Usage Distribution

| | Number | Balance | % |
|----------------|--------------|--------------------|--------------|
| Owner-occupied | 572 | 255,898,062 | 46.3 |
| Investment | 777 | 296,572,296 | 53.7 |
| Total | 1,349 | 552,470,358 | 100.0 |

Geographic Distribution

| | Number | Balance | % |
|--------------|--------------|--------------------|--------------|
| ACT | 9 | 3,826,332 | 0.7 |
| NSW | 260 | 130,877,561 | 23.7 |
| VIC | 653 | 282,454,804 | 51.1 |
| QLD | 278 | 86,111,040 | 15.6 |
| SA | 64 | 21,110,952 | 3.8 |
| WA | 77 | 25,910,143 | 4.7 |
| TAS | 7 | 1,871,767 | 0.3 |
| NT | 1 | 307,759 | 0.1 |
| Total | 1,349 | 552,470,358 | 100.0 |

Employment Type Distribution

| | Number | Balance | % |
|------------------|--------------|--------------------|--------------|
| PAYG - Full time | 584 | 194,110,232 | 35.1 |
| PAYG - Casual | 5 | 1,172,491 | 0.2 |
| Commission based | 1 | 373,047 | 0.1 |
| Pension | 0 | 0 | 0.0 |
| Self Employed | 759 | 356,814,588 | 64.6 |
| Total | 1,349 | 552,470,358 | 100.0 |

Hardship

| | Number | Balance | % |
|-------------------------|----------|------------------|------------|
| Pandemic | 6 | 3,797,771 | 0.7 |
| Natural disaster | 0 | 0 | 0.0 |
| Individual circumstance | 2 | 1,007,059 | 0.2 |
| Total | 8 | 4,804,830 | 0.9 |

Ratings Location Distribution

| | Number | Balance | % |
|--------------|--------------|--------------------|--------------|
| Inner City | 44 | 17,989,291 | 3.3 |
| Metro | 1122 | 466,080,309 | 84.4 |
| Non-metro | 183 | 68,400,758 | 12.3 |
| Total | 1,349 | 552,470,358 | 100.0 |

Documentation Type Distribution

| | Number | Balance | % |
|--------------|--------------|--------------------|--------------|
| Full Doc | 782 | 274,413,244 | 49.7 |
| Alt Doc | 567 | 278,057,114 | 50.3 |
| Total | 1,349 | 552,470,358 | 100.0 |

Credit Grade Distribution

| | Number | Balance | % |
|--------------|--------------|--------------------|--------------|
| A | 1247 | 505,024,101 | 91.4 |
| B | 85 | 38,518,753 | 7.0 |
| C1 | 17 | 8,927,504 | 1.6 |
| C2 | 0 | 0 | 0.0 |
| C3 | 0 | 0 | 0.0 |
| Total | 1,349 | 552,470,358 | 100.0 |

Security Type Distribution

| | Number | Balance | % |
|-----------------------------------|--------------|--------------------|--------------|
| Residential Dwelling | 1084 | 456,932,113 | 82.7 |
| Residential Apartment - Low rise | 168 | 61,253,242 | 11.1 |
| Residential Rural | 2 | 491,634 | 0.1 |
| Residential Apartment - High Rise | 95 | 33,793,369 | 6.1 |
| Residential Vacant Land | 0 | 0 | 0.0 |
| Total | 1,349 | 552,470,358 | 100.0 |

Arrears Ageing Distribution

| | Number | Balance | % |
|-------------------------------|--------------|--------------------|--------------|
| Not in arrears | 1,294 | 521,487,044 | 94.4 |
| 1 to 30 Days | 25 | 11,857,131 | 2.1 |
| Total Performing Loans | 1,319 | 533,344,175 | 96.5 |
| 31 to 60 days | 12 | 6,816,031 | 1.3 |
| 61 to 90 days | 2 | 1,110,925 | 0.2 |
| 91 to 120 days | 1 | 661,031 | 0.1 |
| 121 to 150 days | 3 | 2,278,207 | 0.4 |
| 151 to 180 days | 3 | 1,035,877 | 0.2 |
| Over 180 days | 9 | 7,224,112 | 1.3 |
| MIP | 0 | 0 | 0.0 |
| Total | 1,349 | 552,470,358 | 100.0 |

Current Payment Type Distribution

| | Number | Balance | Satisfied | % |
|--------------------------------|--------------|--------------------|--------------|---|
| Principal & Interest (P&I) | 1223 | 480,973,214 | 87.1 | |
| Interest Only reverting to P&I | 126 | 71,497,144 | 12.9 | |
| Interest Only to maturity | 0 | 0 | 0.0 | |
| Total | 1,349 | 552,470,358 | 100.0 | |