

Target Market Determination



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| Product | LoanOne Standard Series Residential Ultra Prime |
| Issuer | Well Nigh Capital Funding No. 1 Pty Ltd ABN 17 603 911 995 |
| Mortgage Manager | LoanOne Pty Ltd ACN: 54 161 283 147; ACL: 501182 |
| Effective date of TMD | 10 May 2024 |
| TMD version | Version 3 |
| Reference documents | General Home Loan Terms and Conditions and Credit Guide |

About this document

This Target Market Determination (TMD) has been prepared in accordance with the Treasury Laws Amendment (Design and Distribution Obligations and Product Intervention Powers) Act 2019 and associated Regulations. TMDs are designed to assist issuers to ensure that financial products they issue are likely to be consistent with the likely objectives, financial situation and needs of the consumers for whom they are intended (the target market) and to assist distributors to ensure that financial products are distributed to the target market.

The TMD is general in nature and should not be construed as financial advice. Consumers should obtain independent advice prior to acquiring the product to ensure that it is appropriate for their particular objectives, financial situation and needs.

Description of the target market

The features of this product have been assessed as meeting the *likely objectives, financial situation and needs* of consumers who:

- meet the eligibility criteria;
- require a loan to purchase or refinance an owner occupied or investment residential property;
- require the flexibility of a variable interest rate;
- require the ability to make unlimited extra repayments and access redraw;
- may want access to other optional features and benefits (such as linked offset account); and
- require the option of either principal and interest or interest only repayments.

Whilst variable interest rates may fluctuate, the product meets the likely objectives, financial situation and needs of consumers in the target market because it allows them to make additional repayments and/or deposit funds into an offset account to reduce interest payable whilst retaining the ability to draw on those funds when required.

Owner Occupied Residential Property

This product allows consumers to finance the purchase or refinance of an owner occupied residential property with the ability to select principal and interest repayments in order to reduce the overall debt and build equity or interest only.

Investment Residential Property

This product allows consumers to finance the purchase or refinance of an investment property with the ability to select:

- principal and interest repayments in order to reduce the overall debt and build equity; or
- interest only for tax purposes.

Ineligible consumers

This product may not be suitable for consumers who:

- do not meet the eligibility requirements;
- are seeking the certainty of fixed repayments over the term of the loan;
- are looking to construct a property;
- are looking to consolidate more than 4 debts;

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- are self-employed other than medical professionals

Product description and key attributes

- Variable interest rate.
- Offset account is available.
- Redraw is available.
- Minimum loan amount \$150,000.
- Maximum loan amount \$1,000,000.
- Maximum loan term 30 years.
- Maximum Loan to Valuation Ratio (LVR): 80%
- Repayment options:
 - principal and interest and interest only for Owner Occupied.
 - principal and interest and interest only for Investment.
- Repayment frequency – weekly, fortnightly or monthly.
- Application fee is payable.
- Settlement fee is payable.
- Annual Facility fee is payable where a 100% offset account is linked.
- Nil redraw fee for redraw conducted via internet banking (a fee applies for staff assisted redraw).
- Pre-assessment fee is payable

How this product is to be distributed

Distribution Conditions

The following distribution channels and conditions have been assessed as being appropriate to direct the distribution of the product to the target market:

| Channel | Conditions |
|-----------------|---|
| Mortgage Broker | All applications submitted by accredited mortgage brokers must comply with our policies and procedures issued to accredited mortgage brokers from time to time. |

The distribution channels and conditions are appropriate because:

- the product has a wide target market;
- our distributors have been adequately trained to understand their DDO obligations;
- we rely on existing distributors, methods, controls and supervision already in place;
- our approval system has controls in place to flag applicants who may be outside the target market; and
- accredited mortgage brokers are subject to a higher duty under BID to ensure that the product is in the best interests of the particular consumer;

Target Market Determination Reviews

We will review this target market determination in accordance with the below:

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| Initial review | 10 May 2025 |
| Periodic reviews | at least every 12 months from the initial review and each subsequent review. |
| Review triggers or events | The following review triggers would reasonably suggest that the TMD may no longer be appropriate: <ul style="list-style-type: none"> • A significant dealing of the product to consumers outside the target market occurs; • A significant number of complaints are received from customers in relation to the product; • A significant number of defaults occur; |

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- There is a material change to the product or the terms and conditions of the product.

Reporting Requirements

We will need to collect the following information from our distributors in relation to this TMD.

Complaints

The following information must be provided to the Issuer by distributors who engage in retail product distribution conduct in relation to this product:

| Type of information | Description | Reporting period |
|--------------------------------|---|---|
| Specific Complaints | Details of the complaint, including name and contact details of complainant and substance of the complaint. | As soon as practicable and within 10 business days of receipt of complaint. |
| General Complaints Information | Number of complaints and general feedback relating to the product and its performance | Every 1 month |

Significant dealings

Date or date range of the significant dealing(s) and description of the significant dealing (e.g., why it is not consistent with the TMD)

As soon as practicable, and in any case within 10 business days after becoming aware