

Bridging Home Loan

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 (Cth) and associated Regulations.

TMDs are designed to assist issuers to ensure that the 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.

This document does not provide a complete description of all product features, fees, or terms of the product. Consumers acquiring this product should carefully read the 'Loan Contract Terms and Conditions' before deciding whether to proceed with the product.

This 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.

Product Description	A fixed rate home loan for consumers who want to fund the purchase of a new owner-occupied property prior to the sale of an existing property
Issuer	Firstmac Limited ABN 59 094 145 963 Australian Financial Services and Australian Credit Licence 290600
Effective date	8th September 2025
Target Market	
Needs and objectives	A consumer who wants to purchase a new property to live in prior to the sale of an existing mortgaged property.
Key Product Attributes	<ul style="list-style-type: none">• The interest rate is fixed for the selected bridging period (either 6 or 12 months) and reverts to a variable rate home loan once the selected bridging period is complete.• Minimum loan amount of \$50,000.• Maximum loan amount of \$3 million at funding, and \$2 million following sale of existing property• No interest will be charged for the first 3 months.• No repayments are required during the first 6 months.• Repayments will revert to principal and interest once the bridging period ends, or after 12 months have passed (whichever occurs first).• Principal and interest repayments can be made weekly, fortnightly, or monthly. (Monthly for interest only)• Available for owner occupiers only.• Flexibility to make up to \$10,000 of additional payments during selected bridging term.• Maximum Loan to Value Ratio (LVR) of 80%.• A minimum term of 15 years.• A maximum term of 30 years.• Fees and charges include:<ul style="list-style-type: none">• Bridging Fee;• Government Fees;• Discharge Fees; and• Other fees and charges may apply as set out in the loan contract
Key Eligibility	<ul style="list-style-type: none">• Property utilised predominantly for personal use.• Individuals aged over 18 years old at the time of application.• Australian Citizens or Australian Permanent Residents that are residing in Australia on a working visa that is acceptable as determined by our internal criteria.• An acceptable credit rating.• Purchasing an owner-occupied property to use as security for the loan, as well as refinancing an existing home loan, simultaneously.• Ongoing and stable employment.• Meet credit and eligibility criteria including the ability to demonstrate their capacity to repay the loan over a period of time.

Target Market Determination (TMD)

Classes of consumers for whom the product may not be suitable	<p>This product is unlikely to meet the needs, objectives and financial situation of consumers who:</p> <ul style="list-style-type: none"> • Cannot demonstrate their capacity to repay the loan over the proposed term. • Do not have ongoing income or employment. • Require a standard variable rate home loan. • Require a loan term of greater than 30 years, or less than 15 years. • Require a loan with Loan to Value Ratio (LVR) greater than 80%. • Require a loan wholly or predominantly for business purposes. • Require a home loan for greater than \$3 million. • Require an offset sub-account feature. • Require the ability to redraw extra payments during the fixed bridging period. • Do not intend to sell an existing property • Do not meet our credit or eligibility criteria.
Distribution Channels	<p>This product is sold by</p> <ul style="list-style-type: none"> • Third Party Channel: accredited aggregators/broker partners • Direct Retail Channel: internal sales staff
Restrictions on distribution	<p>This product should not be distributed to consumers who do not meet the credit requirements for this loan</p>

TMD Reviews

Initial Review	12 months from the initial effective date of the TMD.
Periodic Review	Every 12 months from the first review date
Review triggers	<p>The events that may suggest the TMD is no longer appropriate, and may result in an earlier review of the TMD include:</p> <ul style="list-style-type: none"> • Significant changes in metrics that are significantly inconsistent with the intended product performance including: <ul style="list-style-type: none"> • Significant increase in complaints; • Significant or unexpected declined applications or customers in default or hardship when measured against internal metrics and Design and Distribution Policy. • Material changes to the product such as changes to: <ul style="list-style-type: none"> • Key attributes or features; • The terms and conditions; • Changes to the fees. • Material changes from regulatory requirements; • External events such as media coverage or regulatory feedback that suggest that the target market for the product might not be appropriate; • Significant dealing of the product to consumers outside the target market occurs; • Credit criteria; • Distribution channels; or • Distribution conditions deemed to be inadequate. • If a significant dealing of the product to consumers outside the target market occurs. • A notification from ASIC requiring the immediate stop of the product. <p>Where a review trigger has occurred, this TMD will be reviewed within 10 business days Reporting should be directed to customercare@firstmac.com.au</p>

Reporting

Distribution information reporting requirements	<p>Distributors must provide Firstmac Limited with the following information:</p> <ul style="list-style-type: none"> • Complaints: the details of any complaint received, as well as the number of complaints received in each quarter. • Significant dealings: Any dealings in the product which is not consistent with the TMD. This information must be provided as soon as practicable, and in any case within 10 business days after becoming aware.
Appropriateness Statement	<p>Firstmac has designed this product, including its key attributes so that it is likely to be consistent with the objectives, financial situation and needs of consumers in the target market.</p>