

## Target Market Determination (TMD)

# MCCA Fixed Rate Home Finance Facility

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 Finance Facility Agreement Terms and Conditions' before deciding whether to proceed with this 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	MCCA Fixed Rate Home Finance Facility
Product Description	A fixed rate home finance facility with no ongoing fees for customers who are looking for a home or investment.
Issuer	Firstmac Limited ABN 59 094 145 963 Australian Financial Services and Australian Credit Licence 290600
Effective date	5 June 2025
Target Market	
Needs and objectives	<p>A consumer wants a home finance facility for:</p> <ul style="list-style-type: none"> <li>the purchase of a home to occupy;</li> <li>the purchase of a home to invest in; or</li> <li>refinancing an existing home finance facility.</li> </ul>
Key Product Attributes	<ul style="list-style-type: none"> <li>A fixed rate home finance facility where the rate does not change for a selected period of 1 to 5 years.</li> <li>Minimum finance facility amount of \$50,000.</li> <li>Maximum finance facility amount of \$2 million.</li> <li>A fixed rate available on settlement date is applied unless the Fixed Rate Lock is selected for a fee.</li> <li>Principal and rental facility fee or rental facility fee only payments (up to 5 years).</li> <li>Consumers who want the option of rental facility fee only payments.</li> <li>Weekly, fortnightly or monthly principal and rental facility fee payment options (monthly for rental facility fee only payments).</li> <li>Available for owner occupied or investment purposes.</li> <li>Flexibility to make \$10,000 of additional payments in a 12 month period.</li> <li>Maximum finance facility value ratio of 90%.</li> <li>A minimum term of 15 years.</li> <li>A maximum term of 30 years.</li> <li>Fees and charges include:               <ul style="list-style-type: none"> <li>Settlement Fee;</li> <li>Government Fees;</li> <li>Discharge Fees;</li> <li>Optional rate lock fee; or</li> <li>Other fees and charges may apply as set out in the finance facility agreement.</li> </ul> </li> </ul>
Key Eligibility	<ul style="list-style-type: none"> <li>Predominantly for personal and investment use.</li> <li>Individuals over 18 years or older at the time of application.</li> <li>Australian Citizens or Australian Permanent Residents that are residing in Australia on a working visa that is acceptable as determined by our internal criteria.</li> <li>An acceptable credit rating.</li> <li>Own or purchasing an eligible property to use as security for the finance facility.</li> <li>Ongoing and stable employment.</li> <li>Meet credit and eligibility criteria including the ability to demonstrate their capacity to repay the finance facility over a period of time.</li> <li>Pay Lenders Mortgage Insurance (LMI) or Lenders Risk Fee (LRF) for this finance facility where the finance facility value ratio is above 80%.</li> </ul>

<b>Classes of consumers for whom the product may not be suitable</b>	<p>This product is unlikely to meet the needs, objectives and financial situation of consumers who:</p> <ul style="list-style-type: none"> <li>• Cannot demonstrate their capacity to repay the finance facility over the proposed term.</li> <li>• Require a finance facility wholly or predominantly for business purposes.</li> <li>• Do not have ongoing income or stable employment</li> <li>• Require a finance facility greater than 30 years.</li> <li>• Require a home finance facility with finance facility value ratio greater than 90%.</li> <li>• Require a variable rate finance facility.</li> <li>• Require a finance facility greater than \$2 million.</li> <li>• Require an optional offset feature offset sub-account and Visa debit for an additional fee.</li> <li>• Ability to redraw extra payments made over the minimum amount.</li> <li>• Do not meet our credit or eligibility criteria.</li> </ul>
<b>Distribution Channels</b>	<p>This product is sold by</p> <ul style="list-style-type: none"> <li>• <b>Third Party Channel:</b> accredited aggregators/broker partners</li> </ul>
<b>Restrictions on distribution</b>	<p>This product is only distributed to customers that meet the credit and eligibility criteria for this finance facility.</p>
<b>TMD Reviews</b>	
<b>Initial Review</b>	12 months from the initial effective date of the TMD.
<b>Periodic Reviews</b>	Every 12 months from the first review date.
<b>Review triggers</b>	<p>The events that may suggest that the TMD is no longer appropriate, that may result in an earlier review of the TMD include:</p> <ul style="list-style-type: none"> <li>• Significant changes in metrics that are significantly inconsistent with the intended product performance including: <ul style="list-style-type: none"> <li>- Significant increase in Complaints;</li> <li>- Significant or unexpected declined applications or customers in default or hardship when measured against internal metrics and Design and Distribution Policy.</li> <li>- Material changes to the product such as changes to: <ul style="list-style-type: none"> <li>• Key attributes or features;</li> <li>• The terms and conditions;</li> <li>• Changes to the fees.</li> </ul> </li> </ul> </li> <li>• Material Changes from Regulatory requirements;</li> <li>• External events such as media coverage or Regulatory feedback that suggest that the target market for the product might not be appropriate;</li> <li>• Significant dealing of the product to consumers outside the target market occurs;</li> <li>• Credit criteria;</li> <li>• Distribution channels; or</li> <li>• Distribution conditions deemed to be inadequate.</li> <li>• If a significant dealing of the product to consumers outside the target market occurs.</li> <li>• A notification from ASIC requiring the immediate stop of the product.</li> </ul> <p>Where a review trigger has occurred, this TMD will be reviewed within 10 business days Reporting should be directed to <a href="mailto:customer@livez.com.au">customer@livez.com.au</a>.</p>
<b>Reporting</b>	
<b>Distribution information reporting requirements</b>	<p>Distributors must provide Firstmac Limited with the following information:</p> <ul style="list-style-type: none"> <li>• Complaints: the details of any complaint received, as well as the number of complaints received in each quarter.</li> <li>• 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.</li> </ul>
<b>Appropriateness Statement</b>	<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>