

## Target Market Determination (TMD)

# MCCA Variable 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.

### MCCA Variable Rate Home Finance Facility

<b>Product Description</b>	A variable rate home finance facility with no ongoing fees for customers who are looking for a home or investment.
<b>Issuer</b>	Firstmac Limited ABN 59 094 145 963 Australian Financial Services and Australian Credit Licence 290600
<b>Effective date</b>	15 August 2025
<b>Target Market</b>	
<b>Needs and objectives</b>	<p>A consumer wants a home finance facility for:</p> <ul style="list-style-type: none"> <li>the purchase, construction or renovation of a home to occupy;</li> <li>the purchase, construction or renovation of a home to invest in;</li> <li>the construction of a green home;</li> <li>the construction of a green investment home; or</li> <li>refinancing an existing home finance facility.</li> </ul>
<b>Key Product Attributes</b>	<ul style="list-style-type: none"> <li>A variable rate home finance facility where the rate can change at any time during the term.</li> <li>Minimum finance facility amount of \$50,000.</li> <li>Maximum finance facility amount of \$2 million (or \$1.5 million for construction purposes).</li> <li>Principal and rental facility fee or rental facility fee only payments (up to 5 years).</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 unlimited additional payments.</li> <li>Maximum finance facility value ratio of 90%.</li> <li>Ability to redraw extra payments made over the minimum amount.</li> <li>Optional offset feature.</li> <li>Optional progressive drawdown feature.</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; or</li> <li>Other fees and charges may apply as set out in the finance facility agreement.</li> </ul> </li> </ul>
<b>Target Market for Offset feature</b>	<ul style="list-style-type: none"> <li>This target feature is appropriate to the target market that may have additional funds who may wish to use this to reduce the payments on their facility whilst retaining access to these funds.</li> <li>For consumers who want an optional 100% offset feature offset sub-account and Visa debit for an additional fee (refer to Visa Debit Card TMD).</li> <li>The optional offset feature allows the balance in the sub-account to be offset against the amount owed on the home finance facility when calculating the rate.</li> </ul>
<b>Target Market for Progressive Drawdown feature</b>	<ul style="list-style-type: none"> <li>For a finance facility with a construction purpose a progressive drawdown feature allows consumers to finance a new build or major renovation and only pay facility fee on the amount drawn until construction is completed.</li> </ul>

<b>Key Eligibility</b>	<ul style="list-style-type: none"> <li>• Predominantly for personal or investment use.</li> <li>• Individuals over 18 years or older 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.</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>• Do not have ongoing income or 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 finance facility wholly or predominantly for business purposes.</li> <li>• Require a finance facility greater than \$2 million.</li> <li>• Require a fixed rate finance facility.</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 <b>customercare@livez.com.au</b>.</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>