

Amlak Construction Finance Facility

Issued by Firstmac Limited ("Firstmac")

ABN 59 094 145 963 and Australian Financial Services and Australian Credit Licence 290600

Effective Date: 28 July 2026

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 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.

1. Product

Amlak Construction Home Finance Facility – a variable rental facility fee construction finance facility with progressive drawdowns for customers who are building a residential property.

2. Target Market

This product is likely to be consistent with the needs, objectives and financial situation of customers in the target market who want to borrow money to:

- Build a new residential property or renovate an existing residential property.

Key Product Attributes

The following are the key attributes of this Product:

- Maximum finance facility amount of A\$1,500,000¹ and minimum finance facility amount of A\$50,000.
- Maximum Finance Facility to Value Ratio of 90%¹, with Lenders Mortgage Insurance or Lenders Risk Fee applicable when the finance facility to value ratio exceeds 80%.
- Minimum term of 15 years and maximum term of 30 years.
- A maximum construction period of 12 months.
- A finance facility with progressive drawdowns during the construction period.
- Available for owner occupied or investment purposes.
- A variable rental facility fee.
- Rental facility fee only repayments during the construction period, reverting to principal and rental facility fee repayments after construction is complete.
- The option to extend rental facility fee only repayments up to 5 years in total.

1. Finance facility amount and finance facility to value ratio sub-limits may apply based on security location, security type and/or repayment type.

- Monthly repayments during any rental facility fee only period, with weekly, fortnightly or monthly repayment options available following conversion to principal and rental facility fee repayments.
- Fees and charges include:
 - Settlement Fee
 - Construction Assessment Progress Fee
 - Government Fees and Charges
 - Discharge Fees
 - Other fees and charges may apply, as set out in the finance facility fee contract.
- At the conclusion of the construction period, the finance facility will revert to an Amlak Home Finance Facility (see Amlak Home Finance Facility TMD).

Additional Product Attributes – Variable Rental Facility Fee

This rental facility fee option is likely to be appropriate for consumers within the target market who:

- Want a home finance facility where the rental facility fee and associated repayment amount can change at any time during the finance facility term.
- Want flexibility to make unlimited additional payments².
- Want the ability to redraw extra payments made over the minimum amount².

Additional Product Attributes – Rental Facility Fee Only Repayment Option

This repayment option is likely to be appropriate for consumers within the target market who:

- Want the ability to pay rental facility fees only on the outstanding finance facility balance for the term of the rental facility fee only period.
- Understand that they may pay more rent over the life by not paying down the principal during the rental facility fee only period.
- Understand that repayments will revert to principal and rental facility fee at the conclusion of the rental facility fee only period.
- Understand that rental facility fee only repayments can only be made monthly.

Attributes of a 100% Offset Sub-Account (optional)

This feature is appropriate for consumers within the target market who:

- May have additional funds and wish to use those funds to reduce the rent payable on their finance facility whilst retaining access to the funds.
- Want the balance in the sub-account to be offset against the amount owed on the home finance facility when calculating the rent.
- Want the availability of a Visa Debit Card to access those funds (refer to Visa Debit Card TMD).
- This feature is only available for variable rental facility fee options.

An offset sub-account is not available during the construction period.

Key Eligibility

The key eligibility criteria of this Product are:

- Individuals 18 years or older at the time of application.
- Applicants who:
 - Are Australian or New Zealand citizens who are living & working in Australia or New Zealand, or
 - living and working in Australia and have permanent residency status.

2. The ability to make additional repayments and redraw additional payments is not available during the construction period.

Target Market Determination (TMD)

- Have an acceptable credit rating, ongoing and stable employment and meet our credit and eligibility criteria including the ability to demonstrate their capacity to repay the finance facility over a period of time.

Consumers for whom this product may not be appropriate

This product is unlikely to meet the needs, objectives and financial situation of consumers who:

- Are not building or renovating a property.
- Require a finance facility with the option of a fixed rental facility fee.
- Require an offset sub-account
- Are not an Australian or New Zealand citizen or resident.
- Do not meet our credit or eligibility criteria.
- Cannot demonstrate their capacity to repay the finance facility over the proposed term.
- Do not have ongoing income or employment.
- Require a finance facility greater than \$1,500,000, a term greater than 30 years, and/or require a finance facility with Finance Facility to Value Ratio greater than 90%.

3. Distribution Conditions

This product is designed to be distributed to consumers through the following channels:

- MCCA accredited and licensed mortgage brokers (Direct Brokers); and
- MCCA internal sales staff (Direct Retail Channel)

The distribution channels and conditions are appropriate because:

- Internal MCCA sales staff are appropriately trained and have the necessary skills and knowledge to distribute the Product in accordance with this TMD and appropriate monitoring programs are in place, such as call sampling and quality assurance reviews;
- Accredited brokers undertake appropriate training as part of the accreditation and onboarding process prior to being authorised to distribute this product;
- Accredited brokers must demonstrate adequate skills and knowledge to distribute the product in order to meet our accreditation requirements; and
- Accredited brokers are appropriately licenced and are subject to a professional duty to ensure that the Product meets the requirements and objectives of the particular consumer.

Prior to application, the distributor must confirm that the consumer:

- Meets the key eligibility listed above,
- Is seeking a residential construction finance facility and has requested a finance facility size, LVR, term, rental facility fee type and repayment option that are within the specified product attributes.

4. Review of the Target Market Determination

Initial Review	12 months from the Effective Date detailed above
Periodic Reviews	Every 12 months from the Initial Review date.
Review Triggers	Events that may suggest that the TMD is no longer appropriate, that may result in an earlier review of the TMD include: • Significant changes in metrics that are significantly inconsistent with the intended product performance including: - Material number of requests post settlement for finance facility features that are not available under this product; - Significant increase in complaints; - Significant or unexpected declined applications or customers in default or hardship when measured against internal metrics. • Material changes to the product such as changes to: - Key attributes or features; - The terms and conditions; - Credit criteria; - 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; • A change in distribution channels or distribution conditions. • A notification from ASIC requiring the immediate stop of the product.

Where a review trigger has occurred, this TMD will be reviewed within 10 business days.

5. Reporting

Distribution Information Reporting Requirements

Distributors must provide Firstmac with the following information:

- The details of any complaint received, as well as the number of complaints received in each quarter ending March, June, September and December.
- The details of any breach or incident relating to these distribution conditions received in each quarter ending March, June, September and December.
- Any dealing 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 of the dealing.

Reporting should be directed to customercare@firstmac.com.au