

Bridging Home Loan (L32)

Target Market Determination

This Target Market Determination (TMD) is required under section 994B of the Corporations Act 2001 (Cth). It sets out the target market for the product, triggers to review the target market and how the product is distributed.

This document is not a Product Disclosure Statement (PDS) and is not a summary of the product features or substitute for the product's terms and conditions or other disclosure documents. This TMD does not consider any person's individual objectives, financial situation or needs.

Issuer	Unity Bank Limited, ABN 72 087 650 637, AFSL & Australian Credit Licence 238311		
Effective Date	7 March 2025	Next Review Date	7 March 2027
Target Market	Description of Target Market		
	Retail customers who: <ul style="list-style-type: none"> ▪ are seeking a loan to help fund the purchase of an owner-occupied or investment property before their existing property is sold ▪ are willing and able to offer a first registered mortgage over real property as security for the loan 		
	Description of Product, including key attributes		
	This is a home loan with a number of key attributes: <ul style="list-style-type: none"> ▪ no minimum loan amount ▪ maximum Loan-to-Value Ratio (LVR) is 75% during the bridging period where a continuing debt will exist after selling one property, or 60% if the debt is to be fully repaid after the sale of one property ▪ loan terms of up to 12 months ▪ variable interest rate ▪ interest only repayment type ▪ repayment frequency is monthly ▪ no mortgage offset account ▪ no monthly service fees ▪ establishment fee dependent on loan amount Additional features, fees, charges, or conditions other than those displayed in this document may be available or applicable. This document must be read together with the Account and Access Facilities Terms and Conditions, Summary of Account and Access Facilities, Fees and Charges Schedule and Interest Rate Schedule.		
	Suitability, Needs, Objectives and Financial Situation		
	This product has been designed for those wanting to purchase an owner-occupied or investment property and require funds for a short period. The <u>crosses indicate</u> where the product is <u>not suitable</u> for retail customers.		
	Seek short-term finance to bridge the gap between selling one property and purchasing or constructing another		✓
	Have equity in their existing property or can make a contribution such that the maximum Loan-to-Value Ratio is 75% across both loans and properties		✓

	Want the ability to make additional or lump sum payments during the bridging term or pay off early without penalty	✓										
	Want certainty of interest rates and flexible repayments options	✗										
	Cannot meet the product and credit assessment requirements	✗										
Distribution Conditions	<p>This product is designed to be distributed through the following channels:</p> <ul style="list-style-type: none"> ▪ online through our website ▪ online through relevant third-party comparison sites ▪ targeted advertising ▪ by phone or email through our Contact Centre ▪ our team of mobile lenders and relationship managers ▪ in person through our Service Centres <p>This product can only be issued to those who are eligible and meet the minimum account criteria. All applicants must be:</p> <ul style="list-style-type: none"> ▪ aged 18 years or older ▪ a permanent resident of Australia; and ▪ able to meet our identity verification requirements ▪ able to meet the credit assessment criteria for the product including sufficient income to service the loan repayments <p>Only representatives who have the appropriate levels of authority may advise on and distribute this product. They will have been trained on this product and in particular, the target market and relevant acceptance criteria.</p> <p>All distribution channels are subject to appropriate controls and/or monitoring.</p>											
Reviewing this Target Market Determination	<p>The initial review of this document is within 12 months of product launch. Periodic reviews will be completed every 24 months from the last review.</p> <p>We may also review this TMD sooner if any of the below review triggers occur, or if an event or circumstance has occurred that would reasonably suggest that the TMD may no longer be appropriate:</p> <table border="1" data-bbox="320 1357 1536 2096"> <thead> <tr> <th data-bbox="320 1357 608 1420">Review Trigger</th> <th data-bbox="608 1357 1536 1420">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1420 608 1738">Customer Trends</td> <td data-bbox="608 1420 1536 1738">Trends in customer outcomes that are significantly inconsistent with the intended product performance that reasonably suggests the TMD is no longer appropriate including: <ul style="list-style-type: none"> ▪ number of accounts that customers opt to close shortly after the product is issued; ▪ number of accounts that appear inactive shortly after the product is issued; and ▪ unexpected changes in sales trends </td> </tr> <tr> <td data-bbox="320 1738 608 1861">Complaints</td> <td data-bbox="608 1738 1536 1861">Unexpected trends in complaints received from customers in relation to the use of the product including the understanding of risks, conditions suitability and/or key attributes.</td> </tr> <tr> <td data-bbox="320 1861 608 1984">Incidents and breaches</td> <td data-bbox="608 1861 1536 1984">Where deficiencies are identified in the products' design, distribution or disclosure documentation as a result of incidents related to potential breaches of legal or regulatory obligations.</td> </tr> <tr> <td data-bbox="320 1984 608 2096">Material product or distribution channel change</td> <td data-bbox="608 1984 1536 2096">Where material changes are made to the products' key attributes or terms and conditions through any of the distribution channels including but not limited to:</td> </tr> </tbody> </table>		Review Trigger	Description	Customer Trends	Trends in customer outcomes that are significantly inconsistent with the intended product performance that reasonably suggests the TMD is no longer appropriate including: <ul style="list-style-type: none"> ▪ number of accounts that customers opt to close shortly after the product is issued; ▪ number of accounts that appear inactive shortly after the product is issued; and ▪ unexpected changes in sales trends 	Complaints	Unexpected trends in complaints received from customers in relation to the use of the product including the understanding of risks, conditions suitability and/or key attributes.	Incidents and breaches	Where deficiencies are identified in the products' design, distribution or disclosure documentation as a result of incidents related to potential breaches of legal or regulatory obligations.	Material product or distribution channel change	Where material changes are made to the products' key attributes or terms and conditions through any of the distribution channels including but not limited to:
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		<ul style="list-style-type: none"> ▪ Adding, removing or changing a key attribute ▪ A material pricing change to the associated fees and/or charges which impacts the overall value proposition ▪ A change in our acceptance criteria that impacts on the suitability of the product for the target market; ▪ A substantial change to the distribution strategy or channel(s) of the product.
	External events	<ul style="list-style-type: none"> ▪ There is a change in law or its application, a change in relevant industry code, an AFCA determination, a court decision, or ASIC or other regulatory guidance or action that materially affects the product. ▪ Significant change in economic and market conditions. ▪ Notification from ASIC requiring immediate stop of distribution.
Reporting	<p>We will collect and record details of:</p> <ul style="list-style-type: none"> ▪ Product related complaints received each month from customers or distributors. ▪ Any significant dealing which is not consistent with this TMD. Reporting must be within 10 business days of becoming aware of any such dealing. 	