



United
Credit
Pty Ltd

UC LOANS

TARGET MARKET DETERMINATION

UC Loans (United Credit Pty Ltd ACN 640 491 096) credit representative of Seahorse Finance Pty Ltd ACN 166
513 300 Australian Credit Licence 484501.

Product: GM Series

Date Effective: 10/11/2023

About this document

This Target Market Determination (TMD) has been prepared in accordance with the Corporations Act 2001 (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 target market determination (TMD) seeks to offer consumers, distributors and staff with an understanding of the class of consumers for which this product has been designed, having regard to the objectives, financial situation and needs of the target market.

This document is not to be treated as a full summary of the product's terms and conditions and is not intended to provide financial advice. Consumer must refer to the terms and conditions and any supplementary documents which outline the relevant terms and conditions under the product when making a decision about this product.

The TMD is general in nature and should not be construed as financial advice. Consumers should obtain independent advice and consider Lender's Terms and Conditions and Credit guide prior to acquiring the product to ensure that it is appropriate for their particular objectives, financial situation and needs.

Product Issuer: Great Money Prime Home Loan are serviced by Great Money Pty Ltd ACN 654 744 715 (credit representative no. 547737) of SG Credit Pty Ltd ACN 653 025 533 (Australian Credit Licence 534557) on behalf of the credit provider Great Money Secured Funding Pty Limited ACN 665 809 218

Terms and Conditions to which this target market determination applies

This TMD applies to the Residential Full Doc Home Loan referred to in the following Terms and Conditions:

- Great Money Prime Home Loan General Terms and Conditions (RMBS)

Product description and key attributes

- Lending purpose: Owner Occupied or Investment
- Variable interest rate.
- Principal and Interest or Interest Only repayments.
- Offset account is available.
- Redraw is available on a variable interest rate.
- Minimum loan amount \$100,000
- Maximum loan amount \$2,000,000.
- Maximum loan term 30 years.
- Maximum Loan to Valuation Ratio (LVR): 90%
- Lenders Mortgage Insurance applies if LVR is above 80%.
- Repayment frequency – fortnightly or monthly.
- Applicable fees:
 - Application fee
 - Valuation fee
 - Settlement fee

- Account management fee

Other fees such as ongoing fees and late payment fees may also apply

Classes of consumers for whom the product may be unsuitable:

This product may be unsuitable for consumers who:

- do not meet our eligibility and credit criteria; or
- require a fixed rate loan and the certainty of fixed repayments; or
- do not require an offset, access to redraw or the ability to make additional repayments; or
- require finance for construction of a residential property.

Objectives, financial situation, and needs

This product is likely to be suitable for borrowers who:

The product has been assessed as meeting the likely objectives, financial situation and needs of consumers who:

- satisfy our eligibility and credit criteria, including:
 - being an individual who is a permanent Australian resident or Australian citizen over 18 years old and resides in Australia;
 - providing sufficient documentation to support their declared income; and
 - having a satisfactory credit rating;
- require a loan to purchase or refinance an owner occupied or investment residential property;
- require a loan to release some of equity in their owner occupied or investment residential property for appropriate purposes
- require a loan with a variable rate of interest in return for access to an offset and/or redraw option
- require the option to make either principal and interest or interest only repayments;
- require access to an offset account with the ability to redraw; and
- require the flexibility to make additional repayments without a penalty

Variable Rate

Whilst variable interest rates may fluctuate, the product meets the likely objectives, financial situation and needs of consumers in the target market because it allows them to make additional repayments and/or deposit funds into an offset account to reduce interest payable whilst retaining the ability to draw on those funds when required.

Owner Occupied Residential Property

This product allows consumers to finance the purchase or refinance of an owner-occupied residential property with the ability to select

- principal and interest repayments in order to reduce the overall debt and build equity; or

- interest only for an agreed period to free up cashflow for other purposes.

Investment Residential Property

This product allows consumers to finance the purchase or refinance of an investment property with the ability to select:

- principal and interest repayments in order to reduce the overall debt and build equity; or
- interest only or an agreed period to free up cashflow for other purposes.

Ineligible consumers

This product is unlikely to be suitable for borrowers who:

- have unpaid defaults noted on their credit report
- have unsettled judgements noted on their credit report without reasonable explanation
- Currently declared bankrupt

The product has been assessed as being unlikely to be suitable for these consumers because their financial position or past credit conduct suggest that they could not make repayment of a loan without hardship.

Consistency between target market and the product

- We have assessed that the key terms, features and attributes of the product are likely to be suitable for consumers within the target market.

How this product is to be distributed

Distribution Channels

This product is designed to be distributed through the following means:

- Accredited Mortgage Managers
- Accredited Brokers who hold an ACL
- Authorised Credit representatives

Distribution Conditions

This product should only be distributed:

- to individuals that meet eligibility requirements;
- to borrowers who are able to service the repayments without hardship;
- comply with GM policies and procedures issued to accredited brokers from time to time and;
- by third party distributors who have the necessary skill and experience and have been authorised by us to distribute the products

Adequacy of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions are appropriate and will assist distribution in being directed towards consumers in the target market because all distributors are legally required to meet a higher standard than the 'reasonable steps' obligation under DDO, by making an assessment that the product is in the best interests of the consumer.

Distributors must receive comprehensive training to ensure a thorough understanding of the product and our regulatory responsibilities, including compliance with our design and distribution obligations.

Accredited mortgage managers/brokers/credit representatives are subject to a higher duty under BID to ensure that the product is in the best interests of the particular consumer.

Target Market Determination Reviews

We will review this target market determination in accordance with the below:

Initial review	Within the 12 months of the effective date.
Periodic reviews	<p>At least every three years from the initial review.</p> <p>Next review date: 30 June 2025</p>
Review triggers or events	<p>Trigger reviews: Review to be completed within 10 business days of the identification of a trigger event or the specified periodic review date.</p> <p>Any event or circumstances arise that would suggest the TMD is no longer appropriate.</p> <p>This may include (but is not limited to):</p> <ul style="list-style-type: none"> • a significant dealing of the product to consumers outside the target market occurs; • a significant number of material complaints are received from customers in relation to the product in a calendar month; • a material change is made to the product or the terms and conditions of the product; • unexpected trends in consumer outcomes that are significantly inconsistent with the intended product performance occur • unexpected early-stage arrears are detected • a significant number of defaults occur • a significant breach has occurred in connection with the issuing and distribution of this product • a significant number of late repayments are being recorded • we have evidence that the product distribution or distributor conduct is inconsistent with this document • the receipt of a product intervention power order from ASIC requiring us to immediately cease retail product distribution conduct in respect of the product • a significant number of the loans by value or number are subject to formal hardship arrangements. <p>Where a review trigger has occurred, a review of this target market determination will be completed within 7 business days.</p>

Reporting Requirements

We will need to collect the following information from our distributors in relation to this TMD.

Individual Customer Complaints	<p>Distributors will need to report to us within 7 business days of becoming aware of a customer complaint in relation to the product. This can be done via an email to support@ucloans.com.au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date of the complaint; • details of the complaint, including name and contact details of the complainant and substance of the complaint as well as reason for the complaint and substance of the complaint:
Consumer Complaints	<p>Distributors will report all complaints in relation to the product(s) covered by this TMD on a quarterly basis. The report will include:</p> <ul style="list-style-type: none"> • the number of complaints, even if it is zero; • the nature of the complaints received • other complaint information set out in paragraph RG 271.182 of Regulatory Guide 271 internal dispute resolution. <p>The reports need to be received within 7 business days of the end of the reporting period.</p> <p>Reporting period end dates are as follows:</p> <ul style="list-style-type: none"> • 31 March • 30 June • 30 September • 31 December
Significant dealings	<p>Distributors will need to report to us within 7 business days of becoming aware of a significant dealing in relation to the product. This can be done via an email to support@usloans.com.au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date or the date range which the dealing occurred; • a description of the dealing; • an explanation of why the dealing is considered significant; • an explanation of why the dealing is considered to be inconsistent with the TMD; • how the dealing was identified (e.g., through monitoring, complaints etc); and • what steps have been or will be taken in relation to the significant dealing.

Document Control

Version	Start Date	Comments
240731.2	31/07/2024	Determination commenced as a result of the new DDO.



**UC Loans (United Credit Pty Ltd ACN 640 491 096) credit representative of Seahorse Finance Pty Ltd ACN 166 513
300 Australian Credit Licence 484501. Address: Suite 107, Level 1, 10 Help St, Chatswood NSW 2067**





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UC LOANS

TARGET MARKET DETERMINATION

UC Loans (United Credit Pty Ltd ACN 640 491 096) credit representative of Seahorse Finance Pty Ltd ACN 166
513 300 Australian Credit Licence 484501.

Product: Sintex Series

Date Effective: 10/11/2023

About this document

This target market determination (TMD) seeks to offer consumers, distributors and staff with an understanding of the class of consumers for which this product has been designed, having regard to the objectives, financial situation and needs of the target market.

This document is not to be treated as a full summary of the product's terms and conditions and is not intended to provide financial advice. Consumer must refer to the terms and conditions and any supplementary documents which outline the relevant terms and conditions under the product when making a decision about this product.

Product Issuer: Loanworks home loans are serviced by Sintex Consolidated Pt Ltd ABN 75 065 917 535 (AFSL and Australian Credit License 385129) on behalf of the credit provider Permanent Custodians Limited ACN 001 426 384

Terms and Conditions to which this target market determination applies

This TMD applies to the Residential Full Doc Home Loan referred to in the following Terms and Conditions:

- Sintex Home Loan General Terms and Conditions (RMBS)

Product description and key attributes

- The key eligibility requirements and product attributes of this Residential Full Doc Home Loan are:
- Individual borrowers must be minimum age of 18 years
- The borrower can be an individual, company or trust
- Minimum Loan amount of \$100,000
- Maximum Loan amount of \$2,000,000
- Maximum LVRs:
 - i. 90.01% to 95% for loans up to \$800,000 (including capitalised LMI)
 - ii. 80.01% to 90% for loans up to \$1,000,000
 - iii. 70.01% to 80% for loans up to \$1,500,000
 - iv. Up to 70% for loans up to \$2,000,000
- Up to 30-year loan term
- Repayments can be either Principal & Interest, or Interest Only for up to 5 years then reverting to
- Principal & Interest repayments (further 5-year Interest Only periods may be available on application)
- Variable rate, 1 to 5 year Fixed rate Options or a combination of both variable rate and fixed rate available
- Weekly, Fortnightly or Monthly Repayment Frequency (Interest Only loans must be paid monthly)
- Unlimited Additional Repayments for Variable rate Loans
- Increases to existing loans subject to serviceability if within maximum LVR and loan amount criteria
- Security Substitutions
- Unlimited redraw on variable rate loans

Objectives, financial situation, and needs

This product is likely to be suitable for borrowers who:

- Require credit to purchase or refinance a residential property, or to access the equity in the property for personal, business or investment purposes
- Are able to service the loan without hardship
- Have an income source which is either PAYG, Self employed or a combination of both
- Are able to meet minimum deposit requirements for purchases

Ineligible consumers

This product is unlikely to be suitable for borrowers who:

- have unpaid defaults noted on their credit report
- have unsettled judgements noted on their credit report without reasonable explanation
- Currently declared bankrupt

The product has been assessed as being unlikely to be suitable for these consumers because their financial position or past credit conduct suggest that they could not make repayment of a loan without hardship.

Consistency between target market and the product

- We have assessed that the key terms, features and attributes of the product are likely to be suitable for consumers within the target market.

How this product is to be distributed

Distribution Channels

This product is designed to be distributed through the following means:

- Accredited Mortgage Managers
- Accredited Brokers who hold an ACL
- Authorised Credit representatives

Distribution Conditions

This product should only be distributed:

- to individuals that meet eligibility requirements;
- to borrowers who are able to service the repayments without hardship; and
- by third party distributors who have the necessary skill and experience and have been authorised by us to distribute the products

Adequacy of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions are appropriate and will assist distribution in being directed towards consumers in the target market because all distributors are legally required to meet a higher standard than the 'reasonable steps' obligation under DDO, by making an assessment that the product is in the best interests of the consumer.

Target Market Determination Reviews

We will review this target market determination in accordance with the below:

Initial review	Within the 12 months of the effective date.
Periodic reviews	At least every three years from the initial review.
Review triggers or events	<p>Any event or circumstances arise that would suggest the TMD is no longer appropriate.</p> <p>This may include (but not limited to):</p> <ul style="list-style-type: none">• a material change to the design or distribution of the product, including related documentation;• occurrence of a significant dealing;• where distribution conditions are found to be inadequate;• Greater than 5 complaints regarding the product or its distribution in any given month.• A greater than 3% increase in total arrears for any given month• A greater than 3% increase in total hardships for any given month• there are significant regulatory changes;• the occurrence of external events such as adverse media coverage or regulatory attention in relation to the product, where it suggests that the target market for the product may not be appropriate. <p>Where a review trigger has occurred, a review of this target market determination will be completed within 7 business days.</p>

Reporting Requirements

We will need to collect the following information from our distributors in relation to this TMD.

Individual Customer Complaints	<p>Distributors will need to report to us within 7 business days of becoming aware of a customer complaint in relation to the product. This can be done via an email to support@ucloans.com.au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date of the complaint; • details of the complaint, including name and contact details of complainant and reason for complaint:
Consumer Complaints	<p>Distributors will report all complaints in relation to the product(s) covered by this TMD on a quarterly basis. The report will include:</p> <ul style="list-style-type: none"> • the number of complaints, even if it is zero; • the nature of the complaints received • other complaint information set out in paragraph RG 271.182 of Regulatory Guide 271 internal dispute resolution. <p>The reports need to be received within 7 business days of the end of the reporting period.</p> <p>Reporting period end dates are as follows:</p> <ul style="list-style-type: none"> • 31 March • 30 June • 30 September • 31 December
Significant dealings	<p>Distributors will need to report to us within 7 business days of becoming aware of a significant dealing in relation to the product. This can be done via an email to support@ucloans.com.au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date or the date range which the dealing occurred; • a description of the dealing; • an explanation of why the dealing is considered significant; • an explanation of why the dealing is considered to be inconsistent with the TMD; • how the dealing was identified (e.g., through monitoring, complaints etc); and • what steps have been or will be taken in relation to the significant dealing.

Document Control

Version	Start Date	Comments
1.0	05/10/2021	Determination commenced as a result of the new DDO.
1.1	10/11/2023	Product issuer clarified Updates to loan purpose Needs and Objectives reviewed Reporting timeframe updated from yearly to quarterly Updates to reporting requirements



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TARGET MARKET DETERMINATION

UC Loans (United Credit Pty Ltd ACN 640 491 096) credit representative of Seahorse Finance Pty Ltd ACN 166
513 300 Australian Credit Licence 484501.

Product: House Ultra

Date Effective: 01/03/2022

About this document

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 and associated Regulations. TMDs are designed to assist issuers to ensure that 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.

The 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 Issuer: Well Nigh Capital Funding No. 1 Pty Ltd ABN 17 603 911 995 ACL 392216

Visa Debit Card Issuer: Indue Ltd ABN 97 087 822 464 AFSL 320204

Terms and Conditions to which this target market determination applies

This TMD applies to the Residential Full Doc Home Loan referred to in the following Terms and Conditions:

- Home Loan General Terms and Conditions (RMBS)

Product description and key attributes

- Variable interest rate.
- Offset account is available.
- Visa debit card linked to offset account is available.
- Redraw is available.
- Minimum loan amount \$150,000.
- Maximum loan amount \$1,000,000.
- Maximum loan term 30 years.
- Maximum Loan to Valuation Ratio (LVR): 95% including LMI
- Lenders Mortgage Insurance applies if LVR is above 80%.
- Repayment options:
 - principal and interest and interest only for Owner Occupied.
 - principal and interest and interest only for Investment.
- Repayment frequency – weekly, fortnightly or monthly.
- Application fee is payable.
- Settlement fee is payable.
- Annual Facility fee is payable where a 100% offset account is linked.
- Nil redraw fee for redraw conducted via internet banking (a fee applies for staff assisted redraw)

Visa debit card

This product allows consumers to select the option of a Visa debit card linked to their offset account in order to easily access their funds, including the ability to withdraw at ATMs and make purchases in person, online or over the phone.

Objectives, financial situation, and needs

This product is likely to be suitable for borrowers who:

- Require credit to purchase or refinance a residential property, or to access the equity in the property for personal, business or investment purposes
- Are able to service the loan without hardship
- Have an income source which is either PAYG, Self employed or a combination of both
- Are able to meet minimum deposit requirements for purchases

Variable rate

Whilst variable interest rates may fluctuate, the product meets the likely objectives, financial situation and needs of consumers in the target market because it allows them to make additional repayments and/or deposit funds into an offset account to reduce interest payable whilst retaining the ability to draw on those funds when required.

Owner Occupied Residential Property

This product allows consumers to finance the purchase or refinance of an owner occupied residential property with the ability to select principal and interest repayments in order to reduce the overall debt and build equity or interest only.

Investment Residential Property

This product allows consumers to finance the purchase or refinance of an investment property with the ability to select:

- principal and interest repayments in order to reduce the overall debt and build equity; or
- interest only for tax purposes.

Ineligible consumers

This product is unlikely to be suitable for borrowers who:

- does not meet the eligibility requirements;
- are seeking the certainty of fixed repayments over the term of the loan;
- are looking to construct a property;
- are looking to consolidate more than 4 debts;
- are self-employed other than medical professionals

The product has been assessed as being unlikely to be suitable for these consumers because their financial position or past credit conduct suggest that they could not make repayment of a loan without hardship.

Consistency between target market and the product

- We have assessed that the key terms, features and attributes of the product are likely to be suitable for consumers within the target market.

How this product is to be distributed

Distribution Channels

This product is designed to be distributed through the following means:

- Accredited Mortgage Managers
- Accredited Brokers who hold an ACL
- Authorised Credit representatives

Distribution Conditions

This product should only be distributed:

- to individuals that meet eligibility requirements;
- to borrowers who are able to service the repayments without hardship; and
- by third party distributors who have the necessary skill and experience and have been authorised by us to distribute the products

Adequacy of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions are appropriate and will assist distribution in being directed towards consumers in the target market because all distributors are legally required to meet a higher standard than the 'reasonable steps' obligation under DDO, by making an assessment that the product is in the best interests of the consumer.

Target Market Determination Reviews

We will review this target market determination in accordance with the below:

Initial review	Within the 12 months of the effective date.
Periodic reviews	At least every three years from the initial review.
Review triggers or events	<p>Any event or circumstances arise that would suggest the TMD is no longer appropriate.</p> <p>This may include (but not limited to):</p> <ul style="list-style-type: none"> • a material change to the design or distribution of the product, including related documentation; • occurrence of a significant dealing; • where distribution conditions are found to be inadequate; • Greater than 5 complaints regarding the product or its distribution in any given month. • A greater than 3% increase in total arrears for any given month • A greater than 3% increase in total hardships for any given month • there are significant regulatory changes; • the occurrence of external events such as adverse media coverage or regulatory attention in relation to the product, where it suggests that the target market for the product may not be appropriate. <p>Where a review trigger has occurred, a review of this target market determination will be completed within 7 business days.</p>

Reporting Requirements

We will need to collect the following information from our distributors in relation to this TMD.

Individual Customer Complaints	<p>Distributors will need to report to us within 7 business days of becoming aware of a customer complaint in relation to the product. This can be done via an email to support@ucloans.com.au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date of the complaint; • details of the complaint, including name and contact details of complainant and reason for complaint:
Consumer Complaints	<p>Distributors will report all complaints in relation to the product(s) covered by this TMD on a quarterly basis. The report will include:</p> <ul style="list-style-type: none"> • the number of complaints, even if it is zero; • the nature of the complaints received • other complaint information set out in paragraph RG 271.182 of Regulatory Guide 271 internal dispute resolution. <p>The reports need to be received within 7 business days of the end of the reporting period.</p> <p>Reporting period end dates are as follows:</p> <ul style="list-style-type: none"> • 31 March • 30 June • 30 September • 31 December
Significant dealings	<p>Distributors will need to report to us within 7 business days of becoming aware of a significant dealing in relation to the product. This can be done via an email to support@ucloans.com,au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date or the date range which the dealing occurred; • a description of the dealing; • an explanation of why the dealing is considered significant; • an explanation of why the dealing is considered to be inconsistent with the TMD; • how the dealing was identified (e.g., through monitoring, complaints etc); and • what steps have been or will be taken in relation to the significant dealing.

Document Control

Version	Start Date	Comments
1.0	01/03/2022	Determination commenced as a result of the new DDO.



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TARGET MARKET DETERMINATION

UC Loans (United Credit Pty Ltd ACN 640 491 096) credit representative of Seahorse Finance Pty Ltd ACN 166
513 300 Australian Credit Licence 484501.

Product: House Prime

Date Effective: 01/03/2022

About this document

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 and associated Regulations. TMDs are designed to assist issuers to ensure that 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.

The 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 Issuer: Well Nigh Capital Funding No. 1 Pty Ltd ABN 17 603 911 995 ACL 392216

Visa Debit Card Issuer: Indue Ltd ABN 97 087 822 464 AFSL 320204

Terms and Conditions to which this target market determination applies

This TMD applies to the Residential Full Doc Home Loan referred to in the following Terms and Conditions:

- Home Loan General Terms and Conditions (RMBS)

Product description and key attributes

- Variable interest rate.
- Fixed interest rate over 1-5 year term.
- Offset account is available on a variable interest rate.
- Visa debit card linked to offset account is available.
- Redraw is available on a variable interest rate.
- Minimum loan amount \$50,000.
- Maximum loan amount \$2,000,000.
- Maximum loan term 30 years.
- Maximum Loan to Valuation Ratio (LVR): 95% including LMI
- Lenders Mortgage Insurance applies if LVR is above 80%.
- Repayment options:
 - principal and interest and interest only for Owner Occupied.
 - principal and interest and interest only for Investment.
- Repayment frequency – weekly, fortnightly or monthly.
- Settlement fee is payable.
- Annual Facility fee is payable where a 100% offset account is linked.
- Nil redraw fee for redraw conducted via internet banking (a fee applies for staff assisted redraw).
- Construction administration fee is payable.
- Application and establishment fees are payable

Visa debit card

This product allows consumers to select the option of a Visa debit card linked to their offset account in order to easily access their funds, including the ability to withdraw at ATMs and

make purchases in person, online or over the phone.

Objectives, financial situation, and needs

This product is likely to be suitable for borrowers who:

- Require credit to purchase or refinance a residential property, or to access the equity in the property for personal, business or investment purposes
- Are able to service the loan without hardship
- Have an income source which is either PAYG, Self employed or a combination of both
- Are able to meet minimum deposit requirements for purchases

Variable rate

Whilst variable interest rates may fluctuate, the product meets the likely objectives, financial situation and needs of consumers in the target market because it allows them to make additional repayments and/or deposit funds into an offset account to reduce interest payable whilst retaining the ability to draw on those funds when required.

Fixed Rate

Whilst the product has a limit on additional repayments and does not permit redraw, the product meets the likely objectives, financial situation and needs of consumers in the target market because the fixed rate provides certainty of repayments during the fixed period, making household budgeting easier. Additionally the product benefits consumers within the target market by having an interest only repayment option which may be preferred in some instances for tax purposes.

Owner Occupied Residential Property

This product allows consumers to finance the purchase, refinance or construction of an owner occupied residential property with the ability to select principal and interest repayments in order to reduce the overall debt and build equity.

Investment Residential Property

This product allows consumers to finance the purchase or refinance of an investment property with the ability to select:

- principal and interest repayments in order to reduce the overall debt and build equity; or
- interest only for tax purposes.

Ineligible consumers

This product is unlikely to be suitable for borrowers who:

- does not meet the eligibility requirements;

- are looking to consolidate more than 4 debts;

The product has been assessed as being unlikely to be suitable for these consumers because their financial position or past credit conduct suggest that they could not make repayment of a loan without hardship.

Consistency between target market and the product

- We have assessed that the key terms, features and attributes of the product are likely to be suitable for consumers within the target market.

Consistency between target market and the product

This is based on an analysis of the key terms, features and attributes of the product and a finding that these are consistent with the identified class of consumers

How this product is to be distributed

Distribution Channels

This product is designed to be distributed through the following means:

- Accredited Mortgage Managers
- Accredited Brokers who hold an ACL
- Authorised Credit representatives

Distribution Conditions

This product should only be distributed:

- to individuals that meet eligibility requirements;
- to borrowers who are able to service the repayments without hardship; and
- by third party distributors who have the necessary skill and experience and have been authorised by us to distribute the products

Adequacy of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions are appropriate and will assist distribution in being directed towards consumers in the target market because all distributors are legally required to meet a higher standard than the 'reasonable steps' obligation under DDO, by making an assessment that the product is in the best interests of the consumer.

Target Market Determination Reviews

We will review this target market determination in accordance with the below:

Initial review	Within the 12 months of the effective date.
Periodic reviews	At least every three years from the initial review.
Review triggers or events	<p>Any event or circumstances arise that would suggest the TMD is no longer appropriate.</p> <p>This may include (but not limited to):</p> <ul style="list-style-type: none"> • a material change to the design or distribution of the product, including related documentation; • occurrence of a significant dealing; • where distribution conditions are found to be inadequate; • Greater than 5 complaints regarding the product or it's distribution in any given month. • A greater than 3% increase in total arrears for any given month • A greater than 3% increase in total hardships for any given month • there are significant regulatory changes; • the occurrence of external events such as adverse media coverage or regulatory attention in relation to the product, where it suggests that the target market for the product may not be appropriate. • material change to the product or the terms and conditions of the product. <p>Where a review trigger has occurred, a review of this target market determination will be completed within 7 business days.</p>

Reporting Requirements

We will need to collect the following information from our distributors in relation to this TMD.

Individual Customer Complaints	<p>Distributors will need to report to us within 7 business days of becoming aware of a customer complaint in relation to the product. This can be done via an email to support@ucloans.com.au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date of the complaint; • details of the complaint, including name and contact details of complainant and reason for complaint:
Consumer Complaints	<p>Distributors will report all complaints in relation to the product(s) covered by this TMD on a quarterly basis. The report will include:</p> <ul style="list-style-type: none"> • the number of complaints, even if it is zero; • the nature of the complaints received • other complaint information set out in paragraph RG 271.182 of Regulatory Guide 271 internal dispute resolution. <p>The reports need to be received within 7 business days of the end of the reporting period.</p> <p>Reporting period end dates are as follows:</p> <ul style="list-style-type: none"> • 31 March • 30 June • 30 September • 31 December
Significant dealings	<p>Distributors will need to report to us within 7 business days of becoming aware of a significant dealing in relation to the product. This can be done via an email to support@ucloans.com,au. The following details will need to be provided:</p> <ul style="list-style-type: none"> • the date or the date range which the dealing occurred; • a description of the dealing; • an explanation of why the dealing is considered significant; • an explanation of why the dealing is considered to be inconsistent with the TMD; • how the dealing was identified (e.g., through monitoring, complaints etc); and • what steps have been or will be taken in relation to the significant dealing.

Document Control

Version	Start Date	Comments
1.0	01/03/2022	Determination commenced as a result of the new DDO.



UC LOANS

**United
Credit
Pty Ltd**

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