Target Market Determination
Home loans

Product	Bridging Variable Home Loan
Issuer	Community First Credit Union Limited ABN 80087649938 AFSL/Australian credit licence 231204
Date of TMD	12 August 2025

Target Market

Description of target market

Retail clients who:

- are seeking a short term loan to:
  - fund the purchase of a new property prior to selling their existing owner occupier or investment property;
- are aged 18 years or more and meet the credit assessment criteria for the product
- are willing and able to offer a first registered mortgage over real property (or other acceptable security) as security for the loan
- need the flexibility to make additional repayments
- need the option to redraw advance repayments

For interest only:

- are seeking an interest only option for an approved purpose and are not required to make monthly repayments
- need an interest only period whilst selling other property to enable repayment of the loan

Description of product, including key attributes

This is a Bridging Variable Home Loan secured over real property. The key attributes are:

- loan term up to 12 months (subject to review thereafter)
- require that borrowers must be able to payout the bridging loan at the expiry of the term through the sale of assets
- must have sufficient serviceability to make principal and interest repayments on a residual/end debt loan during the bridging loan term, if applicable
- loan amounts from $50,000
- variable interest rate
- the ability to make additional repayments
- a redraw facility to redraw advance repayments
- must provide a registered first mortgage over real property

- application, valuation and legal fee
- staff assisted redraw and loan variation fees
- other fees and charges may apply. Refer to the current fees and charges schedule

For interest only:
interest only for up to 12 months

Distribution Conditions	***Distribution conditions*** This product is distributed by the issuer through the following channels: • Stores • Mobile lenders • Call centre • Online • Third party introducer Distribution conditions for this product include: • ensuring that retail clients meet the eligibility requirements for the product • ensuring that distribution is by appropriately trained staff There are no other distributors for this product.
Review Triggers	The review triggers that would reasonably suggest that the TMD is no longer appropriate are: • A significant dealing of the product to consumers outside the target market occurs; • A significant number of complaints is received from customers in relation to their purchase or use of the product that reasonably suggests that the TMD is no longer appropriate; • A material change to the product or the terms and conditions of the product occurs which would cause the TMD to no longer be appropriate; • Material changes to fees or rates of interest • 10% or more of borrowers are in arrears • 5% or more of loans with interest only term running longer than 12 months in total The *Product Governance Framework* includes regular consideration of whether there has been a review trigger following each distribution information report. That consideration is by reference to paragraphs 154 to 156 of RG 274.

Review Periods	**First review date:** Annually in November **Periodic reviews:** every year after the initial and each subsequent review.
Distribution Information Reporting Requirements	The following information must be provided to Community First Bank by distributors who engage in retail product distribution conduct in relation to this product:

Type of information	Description	Reporting period
Complaints	Number of complaints	As soon as practicable, and in any case within 10 business days after becoming aware
Significant dealing(s)	Date or date range of the significant dealing(s) and description of the significant dealing (eg, why it is not consistent with the TMD)	
Sales **outside** the target market	Number of sales $ value of sales	