

Product Name	Equity Line – Property Investor (L30)		
Issuer	G&C Mutual Bank Limited, ABN 72 087 650 637, AFSL & Australian Credit Licence 238311		
Effective Date	1 January 2024	Next Review Date	1 July 2025
Target Market	Description of Target Market		
	Retail customers who: <ul style="list-style-type: none"> are seeking a line of credit using the equity in their investment property, which can be used at any time to help manage day to day expenses 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) of 80%, Lenders Mortgage Insurance (LMI) not available loan terms of up to 30 years variable interest rate interest only repayment type minimum monthly repayment is required, being the amount of interest debited for the previous month (Interest capitalisation not allowed) no mortgage offset facility an establishment fee, but no monthly service fees 		
	Needs, Objectives and Financial Situation		
	This product has been designed for those requiring a line of credit using the equity in their investment property. The crosses indicate where the product is not suitable for retail customers.		
	Seek the value and convenience of a simple line of credit facility		
Prefer having access to funds as needed, up to a pre-approved credit limit, without having to reapply and without agreed repayments			✓
Want short-term or long-term access to funds to help manage day to day expenses			✓
Can provide an investment property as security for the facility			✓
Seek additional features such as an offset facility			✗
Cannot meet the product and credit assessment requirements			✗

<p>Distribution Conditions</p>	<p>This product is designed to be distributed by G&C Mutual Bank 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 ▪ 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 ▪ able to meet our identity verification requirements ▪ 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>Reviewing this Target Market Determination</p>	<p>We will review this Target Market Determination in accordance with the below:</p> <table border="1" data-bbox="320 999 1540 1648"> <tr> <td data-bbox="320 999 608 1061">Initial Review</td> <td data-bbox="608 999 1540 1061">Within 12 months of the effective date</td> </tr> <tr> <td data-bbox="320 1061 608 1124">Periodic Review</td> <td data-bbox="608 1061 1540 1124">Within 18 months of the effective date</td> </tr> <tr> <td data-bbox="320 1124 608 1648">Review Triggers or Events</td> <td data-bbox="608 1124 1540 1648"> <p>Any event or circumstances arising that would suggest this TMD is no longer appropriate will prompt a review of this TMD. This may include (but is not limited to):</p> <ul style="list-style-type: none"> ▪ A material change to the product or its terms and conditions; ▪ A change in our acceptance criteria that impacts on the suitability of the product for the target market; ▪ Negative trends across sales, complaints, hardship and product usage data; ▪ Distribution conditions are no longer appropriate; ▪ External events such as adverse media coverage or regulatory attention; and ▪ Significant numbers of complaints received from customers in relation to the use of the product. </td> </tr> </table>		Initial Review	Within 12 months of the effective date	Periodic Review	Within 18 months of the effective date	Review Triggers or Events	<p>Any event or circumstances arising that would suggest this TMD is no longer appropriate will prompt a review of this TMD. This may include (but is not limited to):</p> <ul style="list-style-type: none"> ▪ A material change to the product or its terms and conditions; ▪ A change in our acceptance criteria that impacts on the suitability of the product for the target market; ▪ Negative trends across sales, complaints, hardship and product usage data; ▪ Distribution conditions are no longer appropriate; ▪ External events such as adverse media coverage or regulatory attention; and ▪ Significant numbers of complaints received from customers in relation to the use of the product.
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<p>Reporting</p>	<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. 							