

**Target Market Determination – Amlak Green Construction Investor (Amlak Select Green Investor Construction 90)**

**Date: 03/10/2023**

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 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*.

<b>Product</b>	<b>Amlak Green Construction Investor (Amlak Select Green Investor Construction 90)</b>
<b>Issuer</b>	Firstmac Limited ACN 094 145 963 Australian Credit Licence 290600
<b>Target Market</b>	<ul style="list-style-type: none"><li>• Consumers who have a 10% deposit or sufficient equity to require a finance facility of under 90% LVR (for up to 90% LVR limit)</li><li>• Consumers who are constructing an investment property as security which will have a NatHERS certificate with a 7 star rating or higher</li><li>• Consumers who want to make rental-fee-only repayments during the construction period</li><li>• Consumers who want to save money with a discounted rate for 5 years and no ongoing fees after completion of construction</li><li>• Consumers who require the flexibility of unlimited redraw, the ability to make additional repayments, and the ability to split finance facilities after completion of construction</li><li>• Consumers who want the option of having a debit card and offset sub-account after completion of construction</li></ul> <p><b>Explanation of why the product is likely to be consistent with the likely objectives, financial situation and needs of consumers in the target market</b></p> <p>The Product is likely to be consistent with the <i>likely objectives, financial situation and needs</i> of consumers in the target market because the Product will enable consumers in the target market to purchase and construct a home at a cost that is reasonable and affordable with respect to their financial situation. The Product is also consistent with the needs and objectives of consumers who require the flexibility of unlimited redraw, the ability to make additional repayments, and the ability to split finance facilities.</p> <p><b>Description of likely objectives, financial situation and needs of consumers in the target market</b></p> <p>The Product has been assessed as meeting the <i>likely objectives, financial situation and needs</i> of consumers who:</p> <p><u>Likely objectives</u>: require a finance facility to purchase and construct an investment home with principal &amp; rental facility fee repayments or rental fee only repayments.</p> <p><u>Likely financial situation</u>: meet our eligibility criteria, including (but not limited to):</p> <ul style="list-style-type: none"><li>• are 18 years of age or older;</li><li>• have ongoing and stable employment; and</li></ul>

	<ul style="list-style-type: none"> <li>• can afford to make the required repayments.</li> </ul> <p><i>Likely needs:</i> need funds to cover the purchase and construction of an investment home.</p> <p><b>Description of product and key attributes</b></p> <ul style="list-style-type: none"> <li>• Minimum finance facility amount of \$50,000, maximum finance facility amount of \$1.2 million;</li> <li>• Minimum finance facility term of 15 years, maximum finance facility term of 30 years;</li> <li>• Repayment on weekly, fortnightly or monthly basis (monthly if rental-fee--only);</li> <li>• Unlimited additional repayments; and</li> <li>• Fees: <ul style="list-style-type: none"> <li>○ Application fee of up to \$950;</li> <li>○ Settlement fee of \$75;</li> <li>○ Valuation fee at cost;</li> <li>○ Legal fee at cost;</li> <li>○ Construction Progress Payment Fee of \$120; and</li> <li>○ Construction Assessment Progress fee of \$650.</li> </ul> </li> </ul> <p><b>Classes of consumers for whom the product may not be suitable</b></p> <p>This product is unlikely to meet the needs, objectives and financial situation of consumers who do not meet our eligibility criteria.</p>
<b>Restrictions on distribution</b>	This product should not be distributed to consumers who do not meet the credit requirements for this finance facility
<b>Review triggers</b>	<p>The events that may suggest that the TMD is no longer appropriate includes:</p> <ul style="list-style-type: none"> <li>• If the product details or terms and conditions change;</li> <li>• If the credit guidelines change;</li> <li>• if a significant dealing of the Product to consumers outside the target market occurs; or</li> <li>• if there are a significant number of complaints received from consumers in relation to the Product that reasonably suggests that the TMD is no longer appropriate.</li> </ul>
<b>Review periods</b>	The first review will occur 12 months after the introduction of this TMD, and this TMD will should be reviewed every 12 months thereafter.
<b>Distribution information reporting requirements</b>	<p>Distributors must provide the issuer with the following information:</p> <ul style="list-style-type: none"> <li>• the details of any complaint received, as well as the number of complaints received in every quarter ending on 31 December, 31 March, 30 June and 30 September; and</li> <li>• Any dealings 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.</li> </ul>