

Target Market Determination

Version 1 dated October 2021

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 acquiring the product to ensure that it is appropriate for their particular *objectives, financial situation and needs*.

Product	Flex
Reference documents	General Home Loan Terms and Conditions and Credit Guide
Issuer	Well Nigh Capital Funding No. 1 Pty Ltd ABN 17 603 911 995
Date of TMD	5 October 2021
Target Market	<p>Description of target market</p> <p>The features of this product have been assessed as meeting the <i>likely objectives, financial situation and needs</i> of consumers who:</p> <ul style="list-style-type: none">• meet the eligibility criteria;• are looking to purchase, refinance or construct an owner occupied or investment residential property;• require an offset account;• require the option of a variable or fixed rate;• require the option of either principal and interest or interest only (available for investment residential properties and construction purposes only) repayments; and• require the option of consolidating debts.• may be borrowers who have experienced a life event with adverse credit history who may not qualify for an alternate loan product.• may be borrowers aged 60 or over (subject to adequate security) who may not qualify for an alternate loan product. <p>Variable Rate</p> <p>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.</p> <p>Fixed Rate</p> <p>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.</p>

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, refinance or construction 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.

Description of product, including key attributes

- Variable interest rate.
- Fixed interest rate over 1-5 year term.
- Offset account is available;
- Redraw is available on a variable interest rate.
- Minimum loan amount \$50,000.
- Maximum loan amount \$2,500,000.
- Maximum loan term 30 years
- Maximum Loan to Valuation Ratio 80%.
- Repayment options:
 - principal and interest and interest only for Owner Occupied or Investment.
 - Interest only for Construction
- Repayment frequency – weekly, fortnightly or monthly.
- Settlement fee is payable.
- Annual Facility fee is payable.
- Construction administration fee is payable.
- Nil redraw fee for redraw conducted via internet banking (a fee applies for staff assisted redraw).

Classes of consumers for who the product may not be suitable

This product may not be suitable for consumers who:

- do not meet the eligibility requirements;
- have less than a 20% deposit not including government costs;

Distribution Conditions	<p><i>Distribution conditions</i></p> <p>The following distribution channels and conditions have been assessed as being appropriate to direct the distribution of the product to the target market:</p> <table border="1" data-bbox="432 398 1386 584"> <thead> <tr> <th data-bbox="432 398 767 443">Channel</th> <th data-bbox="767 398 1386 443">Conditions</th> </tr> </thead> <tbody> <tr> <td data-bbox="432 443 767 584">Mortgage Management / White Label</td> <td data-bbox="767 443 1386 584">All applications submitted by accredited mortgage managers must comply with our policies and procedures issued to accredited mortgage managers from time to time.</td> </tr> </tbody> </table> <p>The distribution channels and conditions are appropriate because:</p> <ul style="list-style-type: none"> • the product has a wide target market; • our distributors have been adequately trained to understand their DDO obligations; • we rely on existing distributors, methods, controls and supervision already in place; • our approval system has controls in place to flag applicants who may be outside the target market; • accredited mortgage brokers are subject to a higher duty under BID to ensure that the product is appropriate for the particular consumer; 	Channel	Conditions	Mortgage Management / White Label	All applications submitted by accredited mortgage managers must comply with our policies and procedures issued to accredited mortgage managers from time to time.
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Review Triggers	<p>The following review triggers would reasonably suggest that the TMD may no longer be appropriate:</p> <ul style="list-style-type: none"> • A significant dealing of the product to consumers outside the target market occurs; • A significant number of complaints are received from customers in relation to the product; • A significant number of defaults occur; • There is a material change to the product or the terms and conditions of the product which may suggest that the TMD may no longer be appropriate; 				
Review Periods	<p><i>First review date:</i> 1 October 2021</p> <p><i>Periodic reviews:</i> every 6 months, after the initial and each subsequent review.</p>				

Distribution Information Reporting Requirements

The following information must be provided to [insert name of issuer] by distributors who engage in retail product distribution conduct in relation to this product:

Type of information	Description	Reporting period
Specific Complaints	Details of the complaint, including name and contact details of complainant and substance of the complaint.	As soon as practicable and within 10 business days of receipt of complaint.
Complaints	Number of complaints and general feedback relating to the product and its performance	Every 1 month
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)	As soon as practicable, and in any case within 10 business days after becoming aware
A significant number of defaults occur	Number of defaults relating to the product	Every 3 months