

This Target Market Determination [**TMD**] is a document of Unity Bank Limited.

This TMD seeks to give our members, staff, product distributors, and other interested parties an understanding of the class of consumers for whom the product described has been designed, how the product is distributed, and related matters.

This TMD is not, and should not be construed as, a full summary of the product's terms and conditions. Nor is it a substitute for the provision of financial advice.

Any advice or information on this TMD does not take into account your personal objectives, financial situation or needs and you should consider whether it is appropriate for you. Please review our Disclosure Documents before acquiring any product.

Product	Vic Homebuyer Adv Plus (Owner Occupied)
Issuer	<p>Unity Bank Limited ABN/ACN 11 087 650 315 AFSL/Australian Credit Licence 240399</p> <p>Reliance Bank is a division of Unity Bank Limited.</p>
Effective Date of TMD	18 th November 2024
Target Market	<p>Description of target market</p> <p>Consumers that are looking to purchase their principal place of residence in Victoria with a low deposit, who meet the eligibility criteria of the Victorian Homebuyer Fund [https://www.sro.vic.gov.au/homebuyer] and who wish to participate in the Victoria Homebuyer Fund shared equity scheme.</p> <p>Description of product, including key attributes</p> <p>The Vic Homebuyer Adv Plus is our fully featured home loan that offers complete flexibility with a full range of features. It is only available to eligible consumers who elect to participate in the Victorian Homebuyer Fund.</p> <p>The product's key attributes are:</p> <ul style="list-style-type: none"> • Eligibility under the Victorian Homebuyer Fund • Waived annual fee • Variable and/or fixed interest rate (up to 5 years) • Principal and interest payments • 100% offset interest facility with Visa Debit Card access (variable only) • Unlimited free redraw (fully funded loan/s only) • Loan period available up to 30 years • No monthly account keeping/service fees • No penalty for early pay outs (variable only) • Ability to make additional repayments at no extra cost (variable only) • Additional repayments capped at \$10,000 per year for fixed rate • Option to split the loan between fixed and variable (conditions apply)

<p>Target Market (continued)</p>	<p>Description of likely objectives, financial situation and needs of consumers in the target market</p> <p>The product has been designed for consumers that:</p> <ul style="list-style-type: none"> • Are seeking support through the Victorian Homebuyer Fund and Unity Bank • Are eligible and wish to participate in this Victorian Government initiative in which the Scheme contributes towards the deposit required to purchase an eligible property in return for an interest in the property. • Are seeking the ability to save interest while having access to money by using an offset facility • Are seeking the flexibility to make extra repayments on their home loan (capped at \$10,000 per year for home loans on a fixed interest rate and no cap for home loans on a variable interest rate) • Are seeking flexibility to redraw funds as required • Meet Unity Bank's credit assessment requirements and receive sufficient regular income • Are seeking the ability switch the loan type from a variable to a fixed rate (up to five years) • Are seeking the ability to split the loan balance into fixed and variable rate home loans • Will live in the property more than 2 years • Can provide residential property to secure the loan • Need funds to purchase a standard residential property that is either an existing property or a new property that already has a certificate of occupancy issued <p>Classes of consumers for whom the product is clearly unsuitable</p> <ul style="list-style-type: none"> • Consumers who are either not eligible to participate in the Victorian Homebuyer Fund or who do not wish to participate in the Scheme • Consumers that want to purchase vacant land and build their home • Consumer who want to make interest only repayments on their loan • Consumers who want to buy an off the plan property • Consumers that would like to sell their property within the first 2 years of settlement. • Consumers that do not meet Unity Bank Limited's eligibility criteria • Consumers that want a loan term greater than 30 years • Consumers that want a line of credit facility • Consumers that have defined goals and objectives and are not met by this product.
<p>Distribution</p>	<p>Distribution channels</p> <p>The product is designed to be distributed through the following means and in accordance with Unity Bank process requirements:</p> <ul style="list-style-type: none"> • Direct distribution by Unity Bank employees via branch, online (including social media) and phone • Online through relevant third-party websites <p>Distribution conditions and restrictions</p> <p>The distribution of the product is subject to the following conditions and restrictions:</p> <ul style="list-style-type: none"> • Consumer meets the minimum age of 18 • Consumer is an Australian citizen or permanent resident • Consumer meets the credit eligibility criteria • Be a shareholder or become a shareholder of Unity Bank

- Unity Bank to ensure staff are accredited and authorised as product distributors
- Consumers with appropriate borrowing capacity

Distribution (continued)	<p>Why the distribution conditions and restrictions will make it more likely that the consumers who acquire the product are in the target market</p> <p>All applications for this product are subject to Unity Banks credit assessment and loan eligibility criteria. In addition, Unity Bank completes further upfront evaluations, ongoing due diligence, and monitoring of product training to our staff.</p>	
Reviews Triggers	<p>Any event or circumstances We will undertake a review of this TMD in the following circumstances:</p> <ul style="list-style-type: none"> • If any other event or circumstance occurs indicating that this TMD may no longer be appropriate. <p>Where a review trigger or event occurs, we will review this TMD within 10 business days.</p>	
Review Periods	<p>Initial review</p> <p>We will undertake a review of this TMD within 12 months of the effective date.</p> <p>Periodic review</p> <p>We will undertake periodic reviews of this TMD at least every 2 years from the initial review.</p>	
Distributors Reporting Requirements	Complaints	<p>Distributors must report any complaints to Unity Bank Limited within 10 business days (in writing) if they become aware of a complaint related to risks, key terms, conditions or features of this product.</p> <p>All complaints in relation to this product will be reviewed and reported accordingly.</p>
	Significant dealings	<p>Unity Bank Limited will report to those required if it becomes aware of a significant dealing that is not consistent with this TMD.</p>