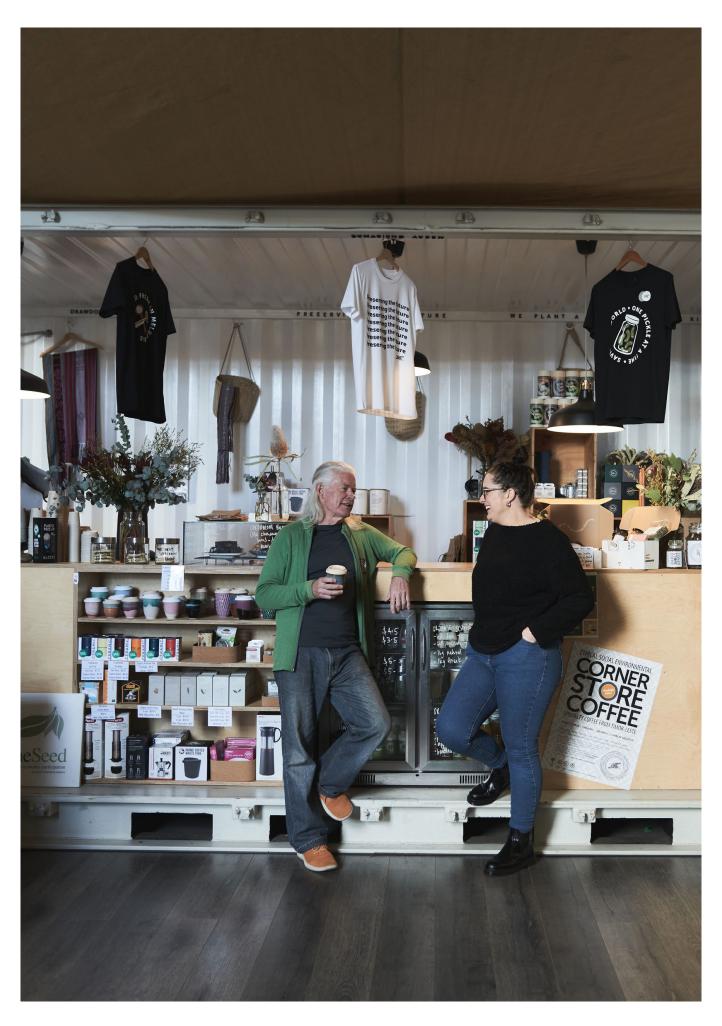
Target Market Determination

Mortgage Offset





Target Market Determination Mortgage Offset

A Target Market Determination (TMD) is a document which describes who a product is intended to be appropriate for based on a consumer's needs, financial situation and objectives (target market). A TMD is not a product disclosure statement and is not a full summary of the product features or the terms of the product.

It helps us make sure we're keeping customers at the center of our approach to the design and distribution of our financial products. The design and distribution obligations are intended to help consumers obtain appropriate financial products by requiring issuers and distributors to have a consumer-centric approach to the design and distribution of products. A TMD describes any conditions around how the product can be distributed to customers. It also describes the events or circumstances where we may need to review the TMD.

Product	Mortgage Offset			
Issuer	Bank Australia Limited ABN 21 087 651 607 AFSL/Australian Credit Licence Number 238431			
Date of TMD	20 November 2025			
Target market	Description of target market			
	Only available for retail customers who have an Offset Home Loan or a Clean Energy Home Loan and:			
	 want to reduce the amount of interest payable under a linked loan account so that the loa is repaid sooner 			
	 need a transactional banking account to conveniently manage their funds and facilitate payments 			
	want to access money anytime, anywhere			
	 want the option to manage money any time via our full-featured Bank Australia app or internet banking 			
	• require a secure and easy way to bank on the go			
	Description of product, including key attributes			
	This is a Mortgage Offset Account and the key features of this product are:			
	No minimum deposit before offset applies			
	• 100% offset of the account balance against the linked variable rate home loan balance when calculating interest on the linked loan			
	• Whenever the linked home loan has a fixed interest rate, the balance which can be offset i capped at \$20,000			
	 Apart from any offset against the linked loan account, no interest is payable on the account balance 			
	Visa Debit Card access			
	Internet banking			
	Bank Australia app			
	• For further information refer to Disclosures https://www.bankaust.com.au / for:			
	- Product terms and conditions			
	- Product fees and rates			

Distribution conditions	This product is distributed by the issuer through the following channels:			
	• Branches			
	Contact centre			
	• Online			
	• Brokers			
	Distribution conditions for this product include:			
	ensuring that retail customers meet the eligibility requirements for the product			
	ensuring that distribution is by appropriately trained staff			
	mortgage brokers must hold an accreditation with Bank Australia			
	There are no other distributors for this product.			
Review triggers	The review triggers that would reasonably suggest that the TMD is no longer appropriate include:			
	a significant dealing of the product to consumers outside the target market occurs			
		nt number of complaints are received from customers in relation to their or use of the product that reasonably suggests that the TMD is no longer te		
	 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 			
	a notification from ASIC requiring immediate cessation of product distribution or particular conduct in relation to the product			
Review periods	Date of superseded TMD: 5 December 2024			
	Next review due: 5 October 2026			
	Review Period: At least every 12 months from the start date of this Target Market Determination			
Distribution information reporting requirements	The following information must be provided to Bank Australia by distributors who engage in retail product distribution conduct in relation to this product:			
	Type of information	Description	Reporting period	
	Significant dealing(s)	Date or date range of the significant dealing(s) and description of the significant dealing (e.g. why it is not consistent with the TMD)	As soon as practicable, and in any case within 10 business days after becoming aware	
	Complaints	Number of complaints and the substance of those complaints	Monthly	