Target Market Determination
Mortgage Offset

Bank Australia


ETHICAL SOCIAL ENVIRONMENTAL
CORNER STORE COFFEE
SPECIALTY COFFEE FROM TIMOR-LESTE

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	9 November 2026
Target market & product attributes	**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 loan 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 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 is 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 bankaust.com.au/support/disclosures 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 • Digital channels – website provides information only about this product including interest rates, and applicable fees and features • 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 • a significant number of complaints are received from customers in relation to their purchase or use of the product that reasonably suggests that the TMD is no longer appropriate • 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 • evidence that a material number of customers are using the product for purposes inconsistent with the target market
Review periods	Initial Review: The initial review date is 12 months after issue Ongoing Review: No later than 12 months from the date of publication for this TMD Ad hoc Review: A review will also occur when a review trigger is activated
Distribution information reporting requirements	All distributors, including Bank Australia where it conducts retail product distribution conduct in relation to this product, must provide the following information:

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
Sales outside the target market	Number of accounts opened outside the target market; and/or balances held in those accounts	Every 3 months, within 10 business days of the end of each calendar quarter

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