

Target Market Determination

Offset Home Loan



Target Market Determination

Offset Home Loan

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	Offset Home Loan
Issuer	Bank Australia Limited ABN 21 087 651 607 AFSL/Australian Credit Licence Number 238431
Date of TMD	5 December 2025
Target market	<p>Description of target market</p> <p>For retail customers who:</p> <ul style="list-style-type: none"> • are seeking a loan as either owner occupiers or investors to: <ul style="list-style-type: none"> – build, purchase or renovate a home; – refinance an existing home loan; or – top up an existing loan for any worthwhile purpose • are aged 18 years or more and meet the credit assessment criteria for the product • are willing and able to offer a first registered mortgage over real property (or other acceptable security) as security for the loan • need the flexibility of variable rate or the certainty of a fixed interest rate and fixed repayments • are seeking an offset account • need to make regular repayments of interest and principal over the term of the loan and may also need the option to make interest only repayments for a period of the loan term • need the flexibility to make additional repayments • may need the flexibility to redraw advance repayments • may be seeking an interest only option while constructing (12 month maximum term) • are seeking no annual fee on Platinum Rewards Credit Card, even if that means higher interest or fees on the loan

	<p>Description of product, including key attributes</p> <p>This is an Offset Home Loan secured over real property. The key attributes are:</p> <ul style="list-style-type: none"> • Minimum Loan amount \$10,000 • Loan terms of up to 30 years (ACT Land Rent Scheme is capped at 25 years) • Interest rate can be variable and fixed for a nominated term of 1, 2, 3, or 5 years • Split loan between variable and fixed is available • Repayment type can be Principal and Interest or Interest Only period for investment or while constructing for 12 month maximum period term • Repayment frequency can be weekly, fortnightly or monthly while principal and interest, or monthly only while interest only • Additional repayments accepted (maximum of \$30,000 in total during a fixed interest rate period) • Redraw is available for variable, but not during fixed interest rate or interest only periods • Progressive drawdown is available for construction • Mortgage offset account is available (the balance which can be offset is capped at \$20,000 whenever the linked loan has a fixed interest rate) • Benefits include offset accounts and \$0 annual fee on Platinum Visa Credit Card for life of the home loan • Annual fee applies • Break fee applies during any fixed rate period. Refer to the loan fee schedule for applicable fees • Must provide a registered first mortgage over real property or other acceptable security <p>For further information refer to Disclosures https://www.bankaustralia.com.au/ for:</p> <ul style="list-style-type: none"> • Product terms and conditions • Residential loans accounts table • Product fees and rates
<p>Distribution conditions</p>	<p>This product is distributed by the issuer through the following channels:</p> <ul style="list-style-type: none"> • Branches • Contact centre • Online • Broker <p>Distribution conditions for this product include:</p> <ul style="list-style-type: none"> • 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 <p>There are no other distributors for this product.</p>

Review triggers	<p>The review triggers that would reasonably suggest that the TMD is no longer appropriate include:</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 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 									
Review periods	<p>Date of superseded TMD: 20 November 2025</p> <p>Next review due: 5 October 2026</p> <p>Review Period: At least every 12 months from the start date of this Target Market Determination</p>									
Distribution information reporting requirements	<p>The following information must be provided to Bank Australia by distributors who engage in retail product distribution conduct in relation to this product:</p> <table border="1" data-bbox="467 808 1477 1151"> <thead> <tr> <th data-bbox="467 808 783 864">Type of information</th> <th data-bbox="791 808 1134 864">Description</th> <th data-bbox="1142 808 1477 864">Reporting period</th> </tr> </thead> <tbody> <tr> <td data-bbox="467 869 783 1039">Significant dealing(s)</td> <td data-bbox="791 869 1134 1039">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)</td> <td data-bbox="1142 869 1477 1039">As soon as practicable, and in any case within 10 business days after becoming aware</td> </tr> <tr> <td data-bbox="467 1043 783 1151">Complaints</td> <td data-bbox="791 1043 1134 1151">Number of complaints and the substance of those complaints</td> <td data-bbox="1142 1043 1477 1151">Monthly</td> </tr> </tbody> </table>	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
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								