

Target Market Determination

for Commercial Easy Refinance – Variable Product

This Target Market Determination (**TMD**), which is required by law, is to make sure that our customers’ objectives and needs are considered when designing and distributing our credit products. This TMD describes the type of customers that our product is targeted at (the **Target Market**) and any conditions around how we allow the product to be distributed to our customers (**Distribution Conditions**). We have also included the events or circumstances that will cause us to review this TMD and ensure that it is still appropriate for our product (**Review Triggers**).

***IMPORTANT:** This TMD is general in nature and should not be construed as or used to substitute for professional financial or legal advice. It is important to understand that this TMD does not consider the specific objectives, financial situation, or needs of any customer on an individual level. If you are considering acquiring the product(s) referred to in this TMD, to ensure that these product(s) align with your unique personal and financial circumstances, we strongly recommend that you carefully review the product(s) relevant **terms and conditions** and **credit guide** and seek independent financial or legal advice before making any decision.*

Product	Commercial Easy Refinance – Variable Product
Product Manager	Columbus Capital Pty Ltd ACN 119 531 252, trading as Origin Mortgage Management Services, Australian Credit Licence 337303
Issuer	<p>This product will be issued by a Financier* which will be named in the finance agreement and these products are managed and serviced by the Product Manager.</p> <p>The product could be issued by any of the Financiers* named below:</p> <ul style="list-style-type: none"> (a) Perpetual Corporate Trust Limited ACN 000 341 533, Australian Credit Licence 392673; (b) Pioneer First Australia Pty Limited ACN 086 092 613; (c) Origin Mortgages (Aus) Pty Ltd ACN 086 045 721; (d) Origin Money Pty Ltd ACN 621 866 242; and (e) Origin Mortgages Pty Ltd ACN 629 566 794; <p>to be referred to as (Columbus/we/us).</p>
Effective Date of TMD	30 th October 2024
TMD Version	2024.1
Next Review Due	At least every 12 months from the Effective Date of this Target Market Determination

*The Visa Debit Card is issued by Indue Ltd ACN 087 822 464. Refer to Visa Debit Card Conditions of Use and Target Market Determination for the Visa Debit Card at www.originmms.com.au.

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Product Description and Key Attributes

Product Features	Commercial Easy Refinance – Owner Occupied and Investment Finances
Rent Rate Type	Variable
Payment Options	Payment on account of the amount of finance and rental rate amounts, OR rental rate amount only payments, for an agreed period
Acceptable security	Commercial property within Australia that can be secured by a registered mortgage.
Maximum Ratio	80% (the maximum finance-to-value ratio is met in accordance with the requirements notified by the Issuer from time to time).
Finance Term	Up to 359 months (payment on account of the finance amount & rental rate amounts) Up to 60 months (rental rate amounts only)
Finance amount	Maximum \$3,000,000 (the finance amount meets the stated minimum and maximum finance amount requirements notified by the Issuer from time to time).
Redraw Facility	Redraw facility available which enables customers to access additional payments made over and above the minimum required payments.
Cash out facility	Cash out facility available which enable customers to access equity built on their property to use for personal or investment purposes

Target Market

We have undertaken an assessment of the product and are of the view that the product attributes are likely to be consistent with the objectives and needs of the Target Market.

Product designed for customers who:	Key Product attributes appropriate for target Market
<ul style="list-style-type: none"> ▪ Are seeking a property finance with a range of features including payments that can vary over the life of the finance for any of the following purposes: <ul style="list-style-type: none"> ○ Refinancing a commercial owner occupied or investment property (such as retail outlets, industrial warehouses, co-living residential properties etc); 	<ul style="list-style-type: none"> ▪ The property finance account has a variable rent rate, meaning that payments will vary based on changes to the rent rate. ▪ The finance amount can be used for any one or more of the listed purposes. ▪ Fees, charges, and third-party costs will be payable.
<ul style="list-style-type: none"> ▪ Require flexibility to make additional payments more than the required monthly payment amount and switch between payment on account of the amount of finance 	<ul style="list-style-type: none"> ▪ Unlimited additional payments (including the ability to pay the finance out early) can be made without additional charge.

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<p>and rental rate amounts, and rental rate amount only payments</p>	<ul style="list-style-type: none"> ▪ A customer can switch between payment on account of the amount of finance and rental rate amounts, and rental rate amount only payments methods (T&C apply).
<ul style="list-style-type: none"> ▪ Require the option to link an Offset Account for the purposes of reducing the amount of rent payable under the finance 	<ul style="list-style-type: none"> ▪ Credit balances in the Offset Account will reduce the balance on which rent is charged. ▪ Customers can deposit, withdraw, or transact on the account via a broad range of channels by using: <ul style="list-style-type: none"> ○ Visa Debit Card (if the customer qualifies and it is not a construction finance); ○ Online and Mobile Application access; ○ Direct Debit and BPAY facility; ○ Staff assisted channels; and ○ ATMs.

Eligibility Criteria for the Product

To be eligible for this product the customer must meet certain eligibility criteria, including that the customer:

- is an individual customer (as a single or joint customer):
 - at least 18 years of age and above; and
 - either an Australian Citizen or a Permanent Resident of Australia); or
- is a company incorporated in Australia; or
- is a trustee of an Australian trust and the trustee meets the eligibility criteria of an individual or company (as above); or
- is an Australian partnership and the partners meet the eligibility criteria or individuals, companies or trusts (as above); and
- meet our financing eligibility criteria; and
- provide sufficient security:
 - in accordance with our financing eligibility criteria; and/or
 - via a guarantor who supports the finance and meets our financing eligibility criteria.

Financial Situation

The financial situation of the Target Market are consumers that:

- meet our financing eligibility and assessment criteria, which includes demonstrating serviceability of the finance;
- demonstrate the capacity to make the required payments and the ability to make finance payments without substantial hardship; and
- where determined by us to be required, (based on the customers’ deposit size, security, applicant, and finance attributes), will pay Lenders Mortgage Insurance or have an acceptable guarantor.

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Upon application we will undertake an assessment to determine the consumer’s ability to service the finance, which is our process of determining that the product is consistent with the financial situation of the Target Market.

Distribution Conditions & Approved Channels

Columbus has oversight over how the product is promoted and issued. The following distribution channels and conditions have been assessed as being appropriate to direct the distribution of the product to the Target Market in accordance with our process requirements.

Distribution Channels	Product Distribution
<ul style="list-style-type: none"> ▪ Staff assisted channels (e.g., via email or phone) 	<ul style="list-style-type: none"> ▪ Our staff have the necessary training, knowledge, and accreditation (if required): <ul style="list-style-type: none"> ○ to understand and can discuss the features and rates of our products; ○ to understand and can discuss the key differences of our products; ○ to assess whether the consumer is within the Target Market; ○ to assess whether the consumer meets our financing eligibility and assessment criteria; and ○ have access to product resources such as calculators, stamp duty and upfront cost calculator, and pricing tools etc. ▪ Our staff are part of assurance programs, and we rely on existing distributors, methods, controls, and supervision already in place. ▪ We have approval control systems and processes in place to check and flag applicants who may be outside the Target Market.
<ul style="list-style-type: none"> ▪ Online channels (e.g., website and the mobile app) 	<ul style="list-style-type: none"> ▪ The product cannot be distributed through online channels however the application process may commence online. ▪ Applications commenced through an online channel will be directed through to a staff assisted channel.
<ul style="list-style-type: none"> ▪ Third party – Mortgage Managers and Accredited mortgage brokers subject to their Best Rents Duty (BID) obligations 	<ul style="list-style-type: none"> ▪ A distributor must: <ul style="list-style-type: none"> ○ hold an Australian Credit Licence or be a Credit Representative authorised to engage in credit activities on behalf of a credit licensee; ○ comply with the terms and conditions of any relevant distribution agreement or arrangement with the Product Manager; and

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	<ul style="list-style-type: none"> ○ comply with their legal obligations. ▪ Third party brokers must also: <ul style="list-style-type: none"> ○ hold appropriate qualifications, industry membership and authorisations to engage in credit activities; and ○ comply with their obligation to act in the best interests of their client when providing credit assistance. ▪ These conditions ensure distributors are appropriately authorised to provide the relevant regulated credit services and will comply with the commercial terms agreed between the distributor and Product Manager.
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Review Triggers

Columbus has outlined below its review triggers for this product (Review Triggers). This TMD will also be reviewed if an event or circumstance has occurred that would reasonably suggest that the TMD may no longer be appropriate. Our review triggers for this product are:

Review triggers	Description
Customer outcomes	<ul style="list-style-type: none"> ▪ Unexpected trends in consumer outcomes which are significantly inconsistent with the intended product performance; ▪ Unexpected early-stage arrears are detected; ▪ A significant number of defaults occur; ▪ A significant number of late payments are being recorded; and ▪ Evidence that the product or distributor conduct are significantly different to the Target Market.
Complaints	<ul style="list-style-type: none"> ▪ A significant number of material complaints are received from consumers in relation to the product.
Incident Data	<ul style="list-style-type: none"> ▪ A material incident or significant number of incidents in relation to the product's design or distribution that identify breaches of our legal or regulatory obligations.
Changes to the Product	<ul style="list-style-type: none"> ▪ The material alteration of the product or product terms and conditions (e.g., adding to, removing, or changing a key product attribute; significant change to distribution channel and distribution strategy).

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Significant Dealings	<ul style="list-style-type: none"> A significant dealing of the product to consumers outside the Target Market occurs.
Notification from ASIC	<ul style="list-style-type: none"> The receipt of a product intervention power order from ASIC requiring us to immediately cease retail product distribution conduct in respect of the product.

If a review trigger occurs, Columbus will complete a review of the TMD within ten (10) business days. Meanwhile, it will cease to offer this product to our consumers until our TMD review concludes and any necessary changes to the product or TMD, including distribution methods, are made.

Distributor Reporting Requirements

The following data must be provided to us by any person who engages in retail product distribution conduct in relation to this product:

Type of information	Description	Reporting period
Complaints	Number of complaints, details of the complaint, including name and contact details of complainant and substance of the complaint.	Quarterly, and in any case no later than 10 business days from the end of the quarter.
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.
Feedback	Details of any suggested feedback and improvements.	As soon as practicable, and in any case within 15 business days after becoming aware.
Information requested	Any other information requested by the Product Manager.	As soon as practicable, and in any case within 10 business days after receiving such request.