

Target Market Determination

for SMSF Commercial – Investment Variable

1. Product

SMSF Commercial – Investment Variable

2. Issuer

This product will be issued by a Lender* which will be named in the loan agreement and these products are managed and serviced by Columbus Capital Pty Ltd ACN 119 531 252, Australian Financial Services Licence and Australian Credit Licence 337303 (**Columbus**)

("Columbus/we/us")

The product could be issued by any of the Lenders* named below:

- (a) Perpetual Corporate Trust Limited (ACN 000 341 533);
- (b) Origin Money Pty Ltd ACN 621 866 242;
- (c) Origin Mortgages Pty Ltd ACN 629 566 794;
- (d) SQL Funding Pty Ltd ACN 629 498 095; and
- (e) Origin CF Pty Ltd ACN 621 866 304.

3. Version No.

2021.4

4. Date effective

25 March 2022

5. About the TMD

This Target Market Determination (**TMD**) document is not intended to provide financial advice. Please refer to our Terms and Conditions and Credit Guide before deciding product suitability. Our product terms and conditions will be provided to you upon request.

This TMD aims to provide an understanding of the class of customers we have designed this product for, being the target market. When considering the target market, we focused on our customers' objectives, financial situation, and needs within this class of people we believe this product to be suitable.

6. Target Market

Target Market Determination

for SMSF Commercial – Investment Variable

6.1 Description of target market

The features of this product have been assessed as meeting the likely objectives, financial situation and needs of consumers who:

- are:
 - Trustee of a Self-Managed Super Fund;
 - The SMSF Trustee must hold a beneficial interest in the security property and must have a right to acquire the property from the Property Trustee and is permitted to borrow in accordance with all relevant legislative requirements and any associated regulations; and
 - The Property Trustee, which holds the legal interest in the security property on trust for the SMSF, must meet all relevant legislative requirements and any associated regulations.
- require a loan to purchase or refinance a commercial investment property as part of a Self Managed Super Fund (SMSF);
- want an offset account;
- require the flexibility of a variable interest rate;
- require the ability to make additional extra repayments without penalty; and
- want the option of either principal and interest or interest only repayments for a period of time
- satisfy our eligibility criteria;

Although variable interest rates fluctuate, the product meets the likely objectives, financial situation and needs of consumers in the target market because it allows them to deposit SMSF funds into an offset account and/or make additional payments directly into the loan to reduce the amount of interest payable whilst maintaining the flexibility of transferring funds from the Offset account back to the SMSF Cash Management Account. This product also allows consumers to select interest only or principal and interest repayments to reduce their overall debt and build equity.

6.2 Classes of consumers for who the product may not be suitable

This product may not be suitable for consumers who:

- do not meet the eligibility requirements;
- are seeking the certainty of fixed repayments over a period of time; or
- are looking to construct a property

6.3 Description of the Product, including key attributes

- Variable interest rate;
- Repayment options:
 - principal and interest; and
 - interest only for a period of time
- Minimum loan size: \$50,000
- Maximum Loan Size: \$2,000,000 (subject to LVR and postcode policy)

Target Market Determination

for SMSF Commercial – Investment Variable

- Maximum LVR: 70%
- Offset facility is available
- Application fee is payable
- Settlement fee is payable
- Valuation fee is payable
- Ongoing fee is payable

7. Distribution Conditions/ Restrictions

The following distribution channels and conditions have been assessed as being appropriate to direct the distribution of the product to the target market:

- Direct
 - Online
 - By phone
 - In person (e.g. branch, agency, or premises visit)
- Third party – Accredited mortgage brokers subject to Best Interests Duty (BID)

The distribution channels and conditions are appropriate because:

- the product has a wide target market;
- our staff have the necessary training, knowledge and accreditation (if required) to assess whether the consumer is within the target market. All of our staff must continually satisfy annual compliance reviews.
- we rely on existing distributors, methods, controls and supervision already in place;
- our approval system has checks and controls in place to flag applicants who may be outside the target market; and
- accredited mortgage brokers are subject to a higher duty under BID to ensure that the product is in the best interests of the particular consumer.

8. TMD Reviews

We will review this TMD as follows:

Target Market Determination

for SMSF Commercial – Investment Variable

Initial review	Within 12 months of the date of this TMD
Periodic review	Each year on the anniversary of this TMD.
Review triggers	<p>Specific events will prompt Columbus to review this TMD, which includes:</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 the product; - A significant number of defaults occur; - A significant breach has occurred in connection with the issuing and distribution of this product; and - A significant number of late repayments are being recorded; - A material change is made to this product. - Unexpected early stage arrears are detected

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

9. Monitoring and reporting of this TMD

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
Specific Complaints	Details of the complaint, including name and contact details of complainant and substance of the complaint.	As soon as practicable and within 10 business days of receipt of complaint.
Complaints	Number of complaints	Every 6 months
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 10 business days after becoming aware