Target Market Determination – Business 3

Product	Business 3
Issuer / Distributor	Prime Capital Mortgages Pty Ltd ACN 687 580 249 Prime Capital Securities Pty Ltd ACN 623 195 871 Capital Securities Mortgages Pty Ltd ACN 651 179 298
Effective date	1 October 2026
Review period	At least annually from the effective date of this TMD to ensure they are accurate.

TARGET MARKET CLASS OF CUSTOMERS

Product description and key attributes

This product is for customers requiring a commercial loan with a variable interest rate.

The key product attributes of this product are:

- variable interest rate;
- loan amounts from $150,000 to $5,000,000;
- facility term of up to three (3) years;
- interest-only repayments;
- additional payments may be permitted;
- acceptable security includes residential property, commercial property, industrial property and land; and
- fees may apply.

The key eligibility requirements are that the customer:

- is an Australian registered company;
- requires the funding for an acceptable business or investment purpose; and
- meets the applicable credit assessment and legal requirements.

Class of customers

This product is designed for a class of customers whose likely needs, objectives, and financial situation align with the product and its key attributes.

This product is for those who want to obtain a short-term loan to assist with:

- business expansion and working capital;
- purchase;
- equipment finance;
- investment purposes; or
- refinancing existing business lending.

Needs, objectives and financial situation

This product is designed for customers who want:

- a variable interest rate;
- interest-only repayments for a facility term of up to three (3) years;
- the ability to make additional repayments, where permitted; and
- The ability to repay the facility prior to maturity, subject to the applicable loan terms.

This product is not designed for customers who:

- are seeking fixed interest rates;
- are seeking a loan term exceeding three (3) years;
- are seeking an offset account;
- are seeking construction funding or progressive draw facilities;
- do not wish to obtain independent legal advice;
- are seeking credit regulated under the National Consumer Credit Protection Act 2009; or
- do not meet the applicable credit assessment and eligibility requirements.

Alignment to target market

This product is likely to be consistent with the likely objectives, financial situation and needs of the class of customers in the target market. This is based on an assessment of the product's key terms, features, and attributes, and a determination that they align with the identified customer class.

DISTRIBUTION CONDITIONS AND RESTRICTIONS

Distribution channels

This product is designed to be distributed through:

- accredited brokers or referrers who refer customers to us; and
- direct contact from customers.

Distribution conditions and restrictions

This product should only be distributed where:

- the customer meets the eligibility requirements for the product; and
- reasonable steps are taken to ensure distribution is consistent with this TMD.

Where the product is distributed through a broker or referrer, the distributor must:

- be accredited directly with us or through an aggregator acceptable to us;
- maintain their accreditation; and
- have access to current product information.

Where the product is distributed directly, the customer must meet the eligibility requirements and have access to appropriate product information.

All distribution channels are subject to appropriate controls and monitoring.

Appropriateness of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions will make it likely that customers who acquire the product are in the target market.
We consider that the distribution conditions and restrictions are appropriate and will direct distribution towards the class of customer for whom the product has been designed.

TMD REVIEWS

We will review this TMD in accordance with the below:

Periodic Review	At least every 12 months from the date of the last review.
Review Triggers	The review triggers that may reasonably suggest this TMD is no longer appropriate and result in an earlier review include: • material changes to the design or distribution of the product, including related documentation; • material changes in law or taxation policy that may affect the operation of the product; • significant changes in relevant metrics, including complaints and early cancellation volumes; • any direction from ASIC requiring us to cease distribution of the product; • distribution conditions being found to be inadequate; or • the occurrence of a significant dealing inconsistent with this TMD.

DISTRIBUTION INFORMATION

We will collect the following information from our distributors directly or indirectly in relation to this TMD.

Complaints	Distributors must report all complaints relating to the product quarterly, for the quarters ending in March, June, September and December. Reports must include written details of the complaints.
Significant dealings	A distributor that becomes aware of a significant dealing inconsistent with this TMD must report the dealing to us as soon as practicable and within 10 business days after becoming aware of it.

Target Market Determination – Business 30 Loan

Product	Business 30 Loan
Issuer / Distributor	Prime Capital Mortgages Pty Ltd ACN 687 580 249 Prime Capital Securities Pty Ltd ACN 623 195 871 Capital Securities Mortgages Pty Ltd ACN 651 179 298
Effective date	1 October 2026
Review period	At least annually from the effective date of this TMD to ensure it remains accurate.

TARGET MARKET CLASS OF CUSTOMERS

Product description and key attributes

This product is for customers requiring a long-term commercial loan with a variable interest rate, supported by acceptable residential or commercial security.

The key product attributes are:

- variable interest rate;
- loan amounts from $150,000 to $3,000,000;
- minimum facility term of 10 years;
- maximum facility term of 30 years;
- interest-only repayments for up to 5 years, then principal and interest repayments for the remainder of the term;
- acceptable security includes residential property and commercial property (limited to retail, office and industrial use); and
- fees apply.

The key eligibility requirements are that a customer is:

- an Australian registered company;
- requires the funding for an acceptable business or investment purpose; and
- meets the credit criteria and credit policy requirements under an applicable offer for this product.

Class of customers

This product is designed for a class of customers whose likely needs, objectives, and financial situation align with the product and its key attributes.

This product is for those who want to obtain a long-term loan, secured by residential or commercial property, to assist with:

- property purchase;
- business expansion;
- property investment; or
- refinancing of existing lending.

Needs, objectives and financial situation

This product is designed for customers who want:

- a variable interest rate;
- interest-only repayments for up to five (5) years, followed by principal and interest repayments for the remainder of the term;
- a facility term of between 10 and 30 years;
- the flexibility to make additional repayments; and
- the flexibility to repay the facility prior to maturity.

This product is not designed for customers who:

- are seeking fixed interest rates;
- are seeking an offset account;
- are looking to purchase or refinance vacant land;
- are looking to construct a property;
- are seeking a loan regulated under the NCCP; or
- do not meet the credit assessment criteria.

Alignment to target market

This product is likely to be consistent with the likely objectives, financial situation and needs of the class of customers in the target market. This is based on an assessment of the product's key terms, features, and attributes, and a determination that they align with the identified customer class.

DISTRIBUTION CONDITIONS AND RESTRICTIONS

Distribution channels

This product is designed to be distributed through:

- accredited brokers or referrers who refer customers to us; and
- direct contact from customers.

Distribution conditions and restrictions

This product should only be distributed where:

- the customer meets the eligibility requirements for the product; and
- reasonable steps are taken to ensure distribution is consistent with this TMD.

Where the product is distributed through a broker or referrer, the distributor must:

- be accredited directly with us or through an aggregator acceptable to us;
- maintain their accreditation; and
- have access to current product information.

Where the product is distributed directly, the customer must meet the eligibility requirements and have access to appropriate product information.

All distribution channels are subject to appropriate controls and monitoring.

Appropriateness of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions will make it likely that customers who acquire the product are in the target market.

We consider that the distribution conditions and restrictions are appropriate and will direct distribution towards the class of customer for whom the product has been designed.

TMD REVIEWS

We will review this TMD in accordance with the below:

Periodic Review	At least every 12 months from the date of the last review.
Review Triggers	The review triggers that may reasonably suggest this TMD is no longer appropriate and result in an earlier review include: • material changes to the design or distribution of the product, including related documentation; • material changes in law or taxation policy that may affect the operation of the product; • significant changes in relevant metrics, including complaints and early cancellation volumes; • any direction from ASIC requiring us to cease distribution of the product; • distribution conditions being found to be inadequate; or • the occurrence of a significant dealing inconsistent with this TMD.

DISTRIBUTION INFORMATION

We will collect the following information from our distributors directly or indirectly in relation to this TMD.

Complaints	Distributors must report all complaints relating to the product quarterly, for the quarters ending in March, June, September and December. Reports must include written details of the complaints.
Significant dealings	A distributor that becomes aware of a significant dealing inconsistent with this TMD must report the dealing to us as soon as practicable and within 10 business days after becoming aware of it.

Target Market Determination – Business Jumbo Loan

Product	Business Jumbo Loan
Issuer / Distributor	Prime Capital Mortgages Pty Ltd ACN 687 580 249 Prime Capital Securities Pty Ltd ACN 623 195 871 Capital Securities Mortgages Pty Ltd ACN 651 179 298
Effective date	1 October 2026
Review period	At least annually from the effective date of this TMD to ensure they are accurate.

TARGET MARKET CLASS OF CUSTOMERS

Product description and key attributes

This product is for customers requiring a large commercial loan with a variable interest rate.

The key product attributes are:

- variable interest rate;
- loan amounts from $5,000,000 to $25,000,000
- facility terms from six (6) months to three (3) years;
- interest-only repayments;
- additional repayments may be permitted;
- fees may apply.

The key eligibility requirements are that the customer:

- is an eligible Australian registered company;
- requires the funding for an acceptable business or investment purpose; and
- meets the applicable credit assessment and legal requirements.

Class of customers

This product is designed for a class of customers whose likely needs, objectives and financial situation are aligned with the product and the product's key attributes.

This product is designed for customers seeking a large, short-term commercial loan to assist with:

- business expansion or working capital;
- property purchase;
- equipment purchase;
- investment purposes; or
- refinancing existing business lending.

Needs, objectives and financial situation

This product is designed for customers who want:

- a variable interest rate;
- interest-only repayments for a facility term of between six (6) months and three (3) years;
- the ability to make additional repayments, where permitted; and
- the ability to repay the facility before maturity, subject to the applicable loan terms.

This product is not designed for customers who:

- are seeking fixed interest rates;
- are seeking a loan term of less than six (6) months or more than three (3) years;
- are seeking an offset account;
- are seeking construction funding or progressive draw facilities;
- do not wish to obtain independent legal advice;
- are seeking a loan regulated under the National Consumer Credit Protection Act 2009; or
- do not meet the applicable credit assessment and eligibility requirements.

Alignment to target market

This product is likely to be consistent with the likely objectives, financial situation and needs of the class of customers in the target market. This is based on an assessment of the product's key terms, features, and attributes, and a determination that they align with the identified customer class.

DISTRIBUTION CONDITIONS AND RESTRICTIONS

Distribution channels

This product is designed to be distributed through:

- accredited brokers or referrers who refer customers to us; and
- direct contact from customers.

Distribution conditions and restrictions

This product should only be distributed where:

- the customer meets the eligibility requirements for the product; and
- reasonable steps are taken to ensure distribution is consistent with this TMD.

Where the product is distributed through a broker or referrer, the distributor must:

- be accredited directly with us or through an aggregator acceptable to us;
- maintain their accreditation; and
- have access to current product information.

Where the product is distributed directly, the customer must meet the eligibility requirements and have access to appropriate product information.

All distribution channels are subject to appropriate controls and monitoring.

Appropriateness of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions will make it likely that customers who acquire the product are in the target market.
We consider that the distribution conditions and restrictions are appropriate and will direct distribution towards the class of customer for whom the product has been designed.

TMD REVIEWS

We will review this TMD in accordance with the below:

Periodic Review	At least every 12 months from the last review.
Review Triggers	The review triggers (which reasonably suggest the TMD is no longer appropriate) that may result in an earlier review of the TMD include material changes to the design or distribution of the product including related documentation, material changes in law or taxation policy that may affect the operation of the product, or: • Significant changes in metrics. These include complaints and early cancellation volumes; • Any direction from ASIC which requires us to cease distribution of the product; • Distribution conditions found to be inadequate; • Occurrence of a significant dealing.

DISTRIBUTION INFORMATION

We will collect the following information from our distributors directly or indirectly in relation to this TMD.

Complaints	Distributors must report all complaints relating to the product quarterly, for the quarters ending in March, June, September and December. Reports must include written details of the complaints.
Significant dealings	A distributor that becomes aware of a significant dealing inconsistent with this TMD must report the dealing to us as soon as practicable and within 10 business days after becoming aware of it.

Target Market Determination – Business Construction Loan

Product	Business Construction Loan
Issuer / Distributor	Prime Capital Mortgages Pty Ltd ACN 687 580 249 Prime Capital Securities Pty Ltd ACN 623 195 871 Capital Securities Mortgages Pty Ltd ACN 651 179 298
Effective date	1 October 2026
Review period	At least annually from the effective date of this TMD to ensure they are accurate.

TARGET MARKET CLASS OF CUSTOMERS

Product description and key attributes

This product is for customers requiring a short-term commercial loan to fund an acceptable residential construction project.

The key product attributes are:

- variable interest rate;
- facility terms from six (6) months to three (3) years;
- progressive drawdowns based on certified construction milestones;
- interest and fees may be capitalised within the facility;
- pre-sales may not be required; and
- fees apply.

The key eligibility requirements are that the customer:

- is an eligible Australian registered company;
- requires funding for an acceptable residential construction project undertaken for a business or investment purpose; and
- meets the applicable credit assessment, project assessment and legal requirements.

Class of customers

This product is designed for a class of customers whose likely needs, objectives, and financial situation (as set out below) align with the product and its key attributes.

This product is designed for customers seeking finance for:

- construction of an acceptable residential house or townhouse project; or
- the purchase of land and construction of an acceptable residential house or townhouse project.

Needs, objectives and financial situation

This product is designed for customers who want:

- a variable interest rate;
- finance for an acceptable residential construction project;
- progressive drawdowns based on certified construction milestones;
- the option to capitalise interest and fees within the facility;
- flexibility regarding pre-sale requirements, subject to the applicable project assessment;
- the ability to make additional repayments, where permitted; and
- the ability to repay the facility before maturity, subject to the applicable loan terms.

This product is not designed for customers who:

- are seeking fixed interest rates;
- are seeking a loan term of less than six (6) months or more than three (3) years;
- are seeking an offset account;
- are seeking funding for land subdivision, commercial property construction or another unacceptable property project;
- are seeking to refinance an existing construction loan;
- are seeking finance for a renovation project that does not meet the applicable construction project requirements;
- do not have a clear strategy for repayment or refinance of the facility at maturity;
- do not wish to obtain independent legal advice;
- are seeking credit regulated under the National Consumer Credit Protection Act 2009; or
- do not meet the applicable credit assessment, project assessment and eligibility requirements.

Alignment to target market

This product is likely to be consistent with the likely objectives, financial situation and needs of the class of customers in the target market. This is based on an assessment of the product's key terms, features, and attributes, and a determination that they align with the identified customer class.

DISTRIBUTION CONDITIONS AND RESTRICTIONS

Distribution channels

This product is designed to be distributed through:

- accredited brokers or referrers who refer customers to us; and
- direct contact from customers.

Distribution conditions and restrictions

This product should only be distributed where:

- the customer meets the eligibility requirements for the product; and
- reasonable steps are taken to ensure distribution is consistent with this TMD.

Where the product is distributed through a broker or referrer, the distributor must:

- be accredited directly with us or through an aggregator acceptable to us;
- maintain their accreditation; and
- have access to current product information.

Where the product is distributed directly, the customer must meet the eligibility requirements and have access to appropriate product information.

All distribution channels are subject to appropriate controls and monitoring.

Appropriateness of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions will make it likely that customers who acquire the product are in the target market.
We consider that the distribution conditions and restrictions are appropriate and will direct distribution towards the class of customer for whom the product has been designed.

TMD REVIEWS

We will review this TMD in accordance with the below:

Periodic Review	At least every 12 months from the last review.
Review Triggers	The review triggers (which reasonably suggest the TMD is no longer appropriate) that may result in an earlier review of the TMD include material changes to the design or distribution of the product including related documentation, material changes in law or taxation policy that may affect the operation of the product, or: • Significant changes in metrics. These include complaints and early cancellation volumes; • Any direction from ASIC which requires us to cease distribution of the product; • Distribution conditions found to be inadequate; • Occurrence of a significant dealing.

DISTRIBUTION INFORMATION

We will collect the following information from our distributors directly or indirectly in relation to this TMD.

Complaints	Distributors must report all complaints relating to the product quarterly, for the quarters ending in March, June, September and December. Reports must include written details of the complaints.
Significant dealings	A distributor that becomes aware of a significant dealing inconsistent with this TMD must report the dealing to us as soon as practicable and within 10 business days after becoming aware of it.

Target Market Determination – Business Renovation Loan

Product	Business Renovation Loan
Issuer / Distributor	Prime Capital Mortgages Pty Ltd ACN 687 580 249 Prime Capital Securities Pty Ltd ACN 623 195 871 Capital Securities Mortgages Pty Ltd ACN 651 179 298
Effective date	1 October 2026
Review period	At least annually from the effective date of this TMD to ensure they are accurate.

TARGET MARKET CLASS OF CUSTOMERS

Product description and key attributes

This product is for customers requiring a short-term commercial loan to fund the purchase and renovation of an acceptable residential property.

The key product attributes are:

- variable interest rate;
- loan amounts from $500,000 to $5,000,000;
- facility terms from six (6) months to three (3) years;
- progressive drawdowns for approved renovation work;
- interest and fees may be capitalised within the facility; and
- fees apply.

The key eligibility requirements are that the customer:

- is an eligible Australian registered company;
- requires funding for the purchase and renovation of an acceptable residential property for a business or investment purpose; and
- meets the applicable credit assessment, project assessment and legal requirements.

Class of customers

This product is designed for a class of customers whose likely needs, objectives, and financial situation align with the product and its key attributes.

This product is designed for customers seeking finance to purchase and renovate an acceptable residential property, where the renovation component is less than 50% of the completed value of the property.

Needs, objectives and financial situation

This product is designed for customers who want:

- a variable interest rate;
- finance for the purchase and renovation of an acceptable residential property;
- progressive drawdowns for approved renovation work;
- the option to capitalise interest and fees within the facility;
- the ability to make additional repayments, where permitted; and
- the ability to repay the facility before maturity, subject to the applicable loan terms.

This product is not designed for customers who:

- are seeking fixed interest rates;
- are seeking a loan term of less than six (6) months or more than three (3) years;
- are seeking an offset account;
- are seeking finance without a renovation component;
- are seeking finance where the renovation component is 50% or more of the completed value of the property;
- do not wish to obtain independent legal advice;
- are seeking credit regulated under the National Consumer Credit Protection Act 2009; or
- do not meet the applicable credit assessment, project assessment and eligibility requirements.

Alignment to target market

This product is likely to be consistent with the likely objectives, financial situation and needs of the class of customers in the target market. This is based on an assessment of the product's key terms, features, and attributes, and a determination that they align with the identified customer class.

DISTRIBUTION CONDITIONS AND RESTRICTIONS

Distribution channels

This product is designed to be distributed through:

- accredited brokers or referrers who refer customers to us; and
- direct contact from customers.

Distribution conditions and restrictions

This product should only be distributed where:

- the customer meets the eligibility requirements for the product; and
- reasonable steps are taken to ensure distribution is consistent with this TMD.

Where the product is distributed through a broker or referrer, the distributor must:

- be accredited directly with us or through an aggregator acceptable to us;
- maintain their accreditation; and
- have access to current product information.

Where the product is distributed directly, the customer must meet the eligibility requirements and have access to appropriate product information.

All distribution channels are subject to appropriate controls and monitoring.

Appropriateness of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions will make it likely that customers who acquire the product are in the target market.
We consider that the distribution conditions and restrictions are appropriate and will direct distribution towards the class of customer for whom the product has been designed.

TMD REVIEWS

We will review this TMD in accordance with the below:

Periodic Review	At least every 12 months from the last review.
Review Triggers	The review triggers (which reasonably suggest the TMD is no longer appropriate) that may result in an earlier review of the TMD include material changes to the design or distribution of the product including related documentation, material changes in law or taxation policy that may affect the operation of the product, or: • Significant changes in metrics. These include complaints and early cancellation volumes; • Any direction from ASIC which requires us to cease distribution of the product; • Distribution conditions found to be inadequate; • Occurrence of a significant dealing.

DISTRIBUTION INFORMATION

We will collect the following information from our distributors directly or indirectly in relation to this TMD.

Complaints	Distributors must report all complaints relating to the product quarterly, for the quarters ending in March, June, September and December. Reports must include written details of the complaints.
Significant dealings	A distributor that becomes aware of a significant dealing inconsistent with this TMD must report the dealing to us as soon as practicable and within 10 business days after becoming aware of it.

Target Market Determination – Business SMSF 3 Loan

Product	Business SMSF 3 Loan
Issuer / Distributor	Prime Capital Mortgages Pty Ltd ACN 687 580 249 Prime Capital Securities Pty Ltd ACN 623 195 871 Capital Securities Mortgages Pty Ltd ACN 651 179 298
Effective date	1 October 2026
Review period	At least annually from the effective date of this TMD to ensure they are accurate.

TARGET MARKET CLASS OF CUSTOMERS

Product description and key attributes

This product is designed for customers requiring commercial lending secured by commercial property through a complying self-managed superannuation fund (SMSF). The key product attributes to acquire this product are:

- Variable interest rate;
- Maximum facility term of up to 3 years;
- Minimum facility term of 1 month;
- Interest-only repayments;
- Fees apply.

To be eligible for this product, customers must:

- A complying SMSF with a corporate trustee, regulated under the Superannuation Industry Supervision Act (SIS Act);
- The trustee of the SMSF and legal holder of the security property are each an Australian registered company with an active Australian Company Number (ACN); and
- Meets the credit criteria and credit policy requirements under an applicable offer for this product.

Class of customers

This product is designed for a class of customers whose likely needs, objectives, and financial situation (as set out below) align with the product and its key attributes.

This product is designed for customers seeking commercial property finance through a complying self-managed superannuation fund (SMSF) to assist with the:

- Purchase of a commercial security property; or
- Refinance of a facility previously used to purchase a commercial security property.

Needs, objectives and financial situation

This product is designed for customers who want:

- A variable interest rate;
- Interest-only repayments over the term of the loan up to 3 years;
- The flexibility to make additional repayments; and
- The flexibility to repay the facility prior to maturity.

This product is not designed for customers who:

- Are seeking fixed interest rates;
- Are seeking principal and interest repayments;
- Are seeking a long-term lending solution;
- Are seeking an offset account;
- Are looking to construct a property;
- Are seeking a loan regulated under the NCCP;
- Do not have a clear exit strategy; or
- Do not meet the credit assessment criteria.

Alignment to target market

This product is likely to be consistent with the likely objectives, financial situation and needs of the class of customers in the target market. This is based on an assessment of the key terms, features and attributes of the product and a determination that these are consistent with the identified class of customers.

DISTRIBUTION CONDITIONS AND RESTRICTIONS

Distribution channels

This product is designed to be distributed through:

- accredited brokers or referrers who refer customers to us; and
- direct contact from customers.

Distribution conditions and restrictions

This product should only be distributed where:

- the customer meets the eligibility requirements for the product; and
- reasonable steps are taken to ensure distribution is consistent with this TMD.

Where the product is distributed through a broker or referrer, the distributor must:

- be accredited directly with us or through an aggregator acceptable to us;
- maintain their accreditation; and
- have access to current product information.

Where the product is distributed directly, the customer must meet the eligibility requirements and have access to appropriate product information.

All distribution channels are subject to appropriate controls and monitoring.

Appropriateness of distribution conditions and restrictions

We have assessed that the distribution conditions and restrictions will make it likely that customers who acquire the product are in the target market.
We consider that the distribution conditions and restrictions are appropriate and will direct distribution towards the class of customer for whom the product has been designed.

TMD REVIEWS

We will review this TMD in accordance with the below:

Periodic Review	At least every 12 months from the date of the last review.
Review Triggers	The review triggers that may reasonably suggest this TMD is no longer appropriate and result in an earlier review include: • material changes to the design or distribution of the product, including related documentation; • material changes in law or taxation policy that may affect the operation of the product; • significant changes in relevant metrics, including complaints and early cancellation volumes; • any direction from ASIC requiring us to cease distribution of the product; • distribution conditions being found to be inadequate; or • the occurrence of a significant dealing inconsistent with this TMD.

DISTRIBUTION INFORMATION

We will collect the following information from our distributors directly or indirectly in relation to this TMD.

Complaints	Distributors must report all complaints relating to the product quarterly, for the quarters ending in March, June, September and December. Reports must include written details of the complaints.
Significant dealings	A distributor that becomes aware of a significant dealing inconsistent with this TMD must report the dealing to us as soon as practicable and within 10 business days after becoming aware of it.