

Target Market Determination

Product	Housing Loan - Lifestyle Variable Rate Loan
Issuer	The Capricornian Ltd trading as The Capricornian Bank ABN/ACN 54 087 650 940 Australian Financial Service Licence / Australian Credit Licence 246780
Date of TMD	19 February 2026
Target Market	<p>Description of target market</p> <p>Retail clients who:</p> <ul style="list-style-type: none"> • Are an Australian resident and whose potential security property is domiciled in Australia; • Are aged 18 years or more and meet the credit assessment criteria for the product; • Are seeking a loan to: <ul style="list-style-type: none"> ○ purchase or renovate a home on a larger rural residential block (up to 100 hectares, not income producing); ○ Build a new home on a larger rural residential block (up to 100 hectares, not income producing); ○ purchase a larger rural residential block with plans of building a new home; (up to 100 hectares, not income producing) or ○ refinance an existing loan (with suitable security); • 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 to make additional repayments and a contractual right to redraw advance repayments as required; • Are wanting a competitive rate that moves with market changes; and • Is currently or wishes to become a shareholding member of The Capricornian Bank. <p>Interest only loans</p> <ul style="list-style-type: none"> • Need an interest only period to complete the construction of a home before commencing principal and interest reducing payments • Need an interest only period whilst selling other property • Need an interest only period for taxation purposes • Need an interest only period to efficiently manage investment portfolio

Principal & Interest reducing loans

- Need to make regular repayments of interest and principal over the term of the loan.

Description of product, including key attributes

This is a Lifestyle Variable Rate Home Loan secured over real property. The key attributes are:

- Loan amounts over \$250,000 and up to 80% of the property value (LVR may vary dependent on location)
- Variable interest rate
- Loan terms of up to 30 years
- Principal and interest repayments
- Available for interest only repayments to approved applicants a margin of 0.50% applies (1% on all construction loans)
- Repayment frequency can be weekly, fortnightly or monthly
- Ability to make additional repayments
- Redraw facility to redraw advance repayments
- Free redraws
- No penalty for extra payments or early payouts
- 100% offset account available
- No monthly loan fees (establishment fee applicable)
- Must provide a registered first mortgage over real property or other acceptable security
- Internet Banking access
- Banking App access
- Direct Credits, Periodical Payments, Payroll Allocations or Online Deposits
- Specialised loan for security other than standard residential property (loan is suitable for a rural lifestyle property up to 100 hectares, and not income producing).

Classes of consumers for whom the product is clearly unsuitable

This product is not suitable for retail clients who:

- Are without capacity (without appropriate representation) to be bound by contract
- Are unable or unwilling to offer appropriate security;
- Are looking to purchase a property over 100 hectares in size;
- Borrowers who require a loan less than \$250,000;

	<ul style="list-style-type: none"> • Need the certainty of a fixed interest rate and fixed repayments for the term of the loan; • Produce an income from their property; • Are under the age of 18 years; • Do not meet the credit assessment criteria for the product; or • Do not wish to become a shareholding member of The Capricornian Bank.
Distribution Conditions	<p>Distribution conditions</p> <p>This product is distributed by the issuer through the following channels:</p> <ul style="list-style-type: none"> • Branches • Mobile lenders • Call Centre • Online • The Capricornian Broker Network relationships <p>Distribution conditions for this product include:</p> <ul style="list-style-type: none"> • Ensuring that clients meet the eligibility conditions for the product <p>Ensuring that distribution through Branches, Mobile Lenders, Call Centre, Online and Brokers is by appropriately authorise and trained staff. 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 is received from customers in relation to their purchase or use of the product that reasonably suggests that the TMD is no longer appropriate; or • 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. <p>The <i>Product Governance Framework</i> includes regular consideration of whether there has been a review trigger following each distribution information report. That consideration is by reference to paragraphs 154 to 156 of RG 274.</p>
Review Periods	<p>First review date: 30 September 2025</p> <p>Periodic reviews: After initial review, subsequent reviews are on an annual basis.</p>

**Distribution
Information
Reporting
Requirements**

Distribution of the Lifestyle Variable Rate Loan can be provided through all channels which include, in branch, online, by phone or through our broker network relationship and will be undertaken by accredited lending staff. Marketing of the Lifestyle Variable Rate Loan may include website and other media channels such as online, radio, TV, print and paper articles.

The Capricornian Bank as the issuer and distributor of this product will ensure that the following information is regularly monitored, reviewed and reported in relation to distribution conduct for this product.

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	Every 3 months
Sales outside the target market	Number of sales \$ value of sales	Every 3 months
Sales inside the target market	Number of sales \$ value of sales	Every 3 months

Date	Version	Nature/Purpose of Review/Amendment	Reviewer
10/01/2025	V1.01	Review	Senior Manager Credit Risk & Compliance
09/06/2025	V1.02	Alterations to Lifestyle Loan	Product & CDR Officer
19/02/2026	V1.03	Alterations to Interest Only Margins	Product & CDR Officer