

Target Market Determination

Product	Housing Loan - No Frills Owner Occupied Variable Rate Home Loan
Issuer	<p>The Capricornian Ltd trading as The Capricornian Bank ABN/ACN 54 087 650 940 Australian Financial Service Licence / Australian Credit Licence 246780</p>
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 a new home; ○ build a new home; ○ purchase land with plans of building a new home; ○ complete major renovations on an Owner Occupied property; or ○ refinance an existing home loan • 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; • Do not need a mortgage offset account; • Is currently or wishes to become a shareholding member of The Capricornian Bank. <p>Interest only loans</p> <p>Retail clients who additionally:</p> <ul style="list-style-type: none"> • Need an interest only period to complete the construction of an owner-occupied home before commencing principal and interest reducing payments.

Principal & Interest reducing loans

Retail clients who additionally:

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

Description of product, including key attributes

This is a No Frills Owner Occupied Variable Rate Home Loan secured over real property. The key attributes are:

- Loan amounts over \$150,000 and up to 97% of the property value including Lenders Mortgage Insurance premium (Lenders Mortgage Insurance applicable over 80% LVR)
- 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% for construction)
- Repayment frequency can be weekly, fortnightly or monthly
- Ability to make additional repayments
- Redraw facility to redraw advance repayments
- Free online and mobile banking redraws (fee applies for in branch redraw transactions)
- No penalty for extra payments or early payouts
- 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

	<p>Classes of consumers for whom the product is clearly unsuitable</p> <p>This product is not suitable for retail clients who:</p> <ul style="list-style-type: none"> • Are without capacity (without appropriate representation) to be bound by contract • Are unable or unwilling to offer appropriate security; • Need to purchase a property over eight (8) hectares • Borrowers who require a loan less than \$150,000; • Need the certainty of a fixed interest rate and fixed repayments for the term of the loan; • Would like to purchase/or own the property as investors or for investment purposes; • Would like to utilise the loan as a bridging loan – need interest only period whilst selling other property to enable repayment of loan; • Are seeking to attach an offset facility; • 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.
<p>Distribution Conditions</p>	<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 • Ensuring that distribution through Branches, Mobile Lenders and Call Centre, Online and Brokers is by appropriately authorised and trained staff. <p>There are no other distributors for this product.</p>
<p>Review Triggers</p>	<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 June 2025</p> <p>Periodic reviews: After initial review, subsequent reviews are on an annual basis.</p>												
Distribution Information Reporting Requirements	<p>Distribution of the No Frills Owner Occupied Variable Rate Home 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 No Frills Owner Occupied Variable Rate Home Loan may include website and other media channels such as online, radio, TV, print and paper articles.</p> <p>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.</p> <table border="1" data-bbox="440 1373 1437 2042"> <thead> <tr> <th>Type of information</th> <th>Description</th> <th>Reporting period</th> </tr> </thead> <tbody> <tr> <td>Significant dealing(s)</td> <td>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>As soon as practicable, and in any case within 10 business days after becoming aware</td> </tr> <tr> <td>Complaints</td> <td>Number of complaints</td> <td>Annually</td> </tr> <tr> <td>Sales outside the target market</td> <td>Number of sales</td> <td>Annually</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	Annually	Sales outside the target market	Number of sales	Annually
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Date	Version	Nature/Purpose of Review/Amendment	Reviewer
10/01/2025	V1.01	Review	Senior Manager Credit Risk & Compliance
30/06/2025	V1.02	Periodic Review	Product & CDR Officer
19/02/2026	V1.03	Alteration to "Interest Only Margins"	Product & CDR Officer
09/06/2026	V1.04	Adjustment from Quarterly Reviews to Annual Reviews & Removal of \$ of Sales Reporting	Product & CDR Officer