

Target Market Determination - Short-Term Property Loans

Issuer of this TMD	Funding Pty Ltd
Issuer ACN	607 035 861
Issuer Credit Licence	483665
Date of TMD	1 March 2026
Periodic review of TMD	Within 12 months from the date of the last review

This Target Market Determination (TMD) is made by Funding Pty Ltd under section 994B of the *Corporations Act 2001 (Cth) (the Act)*. It sets out the class of consumers for whom the product, including its key attributes, would likely be consistent with their likely objectives, financial situation and needs. In addition, the TMD outlines the triggers to review the target market and certain other information. It forms part of Funding Pty Ltd's design and distribution arrangements for the product. Funding.com.au Pty Ltd A.B.N. 33 603 756 547 is a credit representative (488424) of Funding Pty Ltd.

This document is **not** a summary of all product features, fees, or terms of the product. This document does not take into account any person's individual objectives, financial situation or needs and is not a recommendation, opinion, or advice that this product meets their objectives, financial situation or needs. Persons interested in acquiring this product should carefully read the product overview at www.funding.com.au/borrow/ before making a decision whether to apply for this product.

Target Market

This product has been designed for customers who:

- Require a loan for an approved purpose for a period of between 1 and 36 months;
- Can provide residential, commercial or vacant land as property security;
- Does not require or is unlikely to benefit from additional loan options or features;
- Can satisfactorily demonstrate that they are able to afford to repay the loan or demonstrate an appropriate loan repayment strategy.



Key attributes of this product that make this product appropriate for the target market:

Key Attribute	Appropriate for:
Loan purpose	Customers requiring short-term property finance
Minimum loan amount	Customer seeking to borrow \$25,000 up to \$15,000,000 (subject to eligibility). Larger Loan Amounts will be considered upon request
Loan term	Customers requiring finance from 1 to 36 months
Security	Customers who are able to provide residential property, commercial property or vacant land as security for the loan
Fixed interest rate	Customers who require certainty around the interest payable on the loan
Capitalised interest	Customers who are prepared for interest to be capitalised into the loan amount, with the full amount, loan and interest, repayable at the end of the loan term without the need for repayments during the course of the loan term
Repayment	Customers who can satisfactorily demonstrate that they are able to afford to repay the loan or demonstrate an appropriate loan repayment strategy

Why the product is likely to be consistent with the likely objectives, needs and financial situation of the target market

This product is likely to be consistent with the likely objectives, needs and financial situation of the target market. This is because Funding Pty Ltd has processes in place to ensure a customer can satisfactorily demonstrate that they are able to repay a loan and Funding Pty Ltd has assessed the product's key attributes and determined that they are likely to align with the needs of the target market.

Customers for whom this product is likely to be unsuitable:

- Customers who do not meet the eligibility requirements;
- Customers requiring long-term finance;
- Customers without appropriate property security;
- Customers who require a product with additional features and benefits.



Distribution conditions

Funding Pty Ltd applies the following conditions and restrictions to the distribution of this product so that it is reasonably likely that the product will be provided to customers in the target market.

This product can only be distributed in accordance with this target market determination and through the following channels:

- Direct to customers by an authorised Funding.com.au Pty Ltd staff member (in person, over the phone or via a digital platform);
- Funding.com.au Pty Ltd's approved and accredited aggregation networks and their affiliated brokers, who are subject to appropriate training, conditions, controls and/or monitoring by Funding.com.au Pty Ltd.

Any person engaging in the distribution of Funding Pty Ltd's products must have regard to this TMD before advising on and distributing this product. Only persons who have received the appropriate training and who have the appropriate level of authority may advise on and distribute the product.

This product can only be issued to those who are eligible and meet the minimum requirements:

- Applicants must be 18 years or older
- Able to meet our identity verification requirements
- Meet the credit assessment criteria.

The above distribution conditions and restrictions will make it more likely that the customers who acquire the product are in the target market as the individuals which are part of the channels through which the product can be distributed through are subject to appropriate training, conditions, and/or monitoring by Funding Pty Ltd.

Review of the Target Market Determination

Funding Pty Ltd will review this document periodically to ensure it remains appropriate.

Periodic review

An initial review of this TMD will occur within 12 months from the date this TMD is made. Subsequent ongoing reviews will occur no later than 12 months from the date of the previous review, or earlier if a review trigger occurs.

Review triggers

In addition to periodic reviews, Funding Pty Ltd will review this document if one or more of the following events occur, which reasonably suggests that the TMD is no longer appropriate:

- There is a material change to the product or the terms or conditions of the product;
- There is a significant increase in defaults or financial hardship applications for this product;
- Any of the distribution conditions change materially;
- A significant number of complaints regarding product design or distribution;
- A significant dealing in this product which is inconsistent with the TMD;
- Legislative changes which materially affects the product.

Reporting

The following information must be provided to Funding Pty Ltd by distributors who engage in product distribution conduct in relation to this product.

Type of Information	Description	Reporting Period
Specific Complaints	Written details of the complaint, including name and contact details of complainant and substance of the complaint	As soon as practicable and in any case within 10 business days of the receipt of the complaint
Complaints	Number of complaints	Every 3 months
Significant dealings	Written notification of any significant dealing including the date of the significant dealing, a description of the significant dealing, why it may not be consistent with this TMD	As soon as practicable and in any case within 10 business days of becoming aware
Incidents/breaches	Incidents or breaches that may indicate that the product is no longer appropriate for the target market or is being distributed outside the target market	As soon as practicable and in any case within 10 business days of becoming aware

Important Information

This TMD is issued by Funding Pty Ltd ACN 603 756 547, Australian Credit Licence 483665. This TMD includes general information only and does not take into account your individual objectives, financial situation, needs or circumstances. Before making any decision in relation to this product, you should assess whether the product is appropriate for you by carefully reading the product overview at www.funding.com.au/borrow/. To the extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information.

This TMD does not constitute a financial product recommendation or an offer or solicitation with respect to the purchase or sale of the product in any jurisdiction. This material is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.