

Target Market Determination

Home loans

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|--------------------|---|
| Product | Street Smart Variable Home Loan - New Money Special |
| Issuer | Easy Street is a division of Community First Credit Union Limited ABN 80087649938 AFSL/Australian credit licence 231204 |
| Date of TMD | 22 June 2026 |

Target Market ***Description of target market***

Retail clients who:

- are owner occupiers and/or investors and are seeking a loan to:
 - purchase or renovate a home;
 - refinance an existing home loan; or
 - top up an existing loan for any worthwhile purpose
- are aged 18 years or more and meet the credit assessment criteria for the product
- have a maximum LVR of 80%
- 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 pay out the loan early without penalty
- need the facility to redraw advance repayments
- may benefit from a 100% offset account without card access to save on interest
- are able to apply by 14 August 2026, and fund their loan by 14 November 2026

For principal and interest reducing:

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

Description of product, including key attributes

This is a Street Smart Variable Home Loan special secured over real property. The key attributes are:

- new loan amounts of minimum \$50,000 or top ups to existing loans of at least \$50,000
- loan terms of up to 30 years
- variable interest rate
- repayment frequency can be weekly/fortnightly/monthly

- the ability to make additional repayments
- a redraw facility to redraw advance repayments
- Optional 100% mortgage offset account
- must provide a registered first mortgage over real property
- application fee applies
- no monthly or annual fees
- other fees and charges may apply. Refer to the current fees and charges schedule

For principal and interest reducing:

- principal and interest

Distribution Conditions

Distribution conditions

This product is distributed by the issuer through the following channels:

- call centre
- online

Distribution conditions for this product include:

- ensuring that clients meet the eligibility conditions for the product
- ensuring that distribution is by appropriately authorised and trained staff

There are no other distributors for this product.

Review Triggers

The review triggers that would reasonably suggest that the TMD is no longer appropriate include:

- 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;
- 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;
- Material changes to fees or rates of interest
- 10% or more of borrowers are in arrears

The Product Governance Framework 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.

Review Periods

Next review date: 14 September 2026

Periodic reviews: annually.

Distribution Reporting Requirements

The following information must be provided to Easy Street by distributors who engage in retail product distribution conduct in relation to this product:

| Type of information | Description | Reporting period |
|--|---|--|
| Complaints | Number of complaints | As soon as practicable, and in any case within 10 business days after becoming aware |
| Significant dealing(s) | Date or date range of the significant dealing(s) and description of the significant dealing (eg, why it is not consistent with the TMD) | |
| Sales outside the target market | Number of sales \$ value of sales | |