

Target Market Determination

Home loans

Product	Street Smart Variable Home Loan - New Money Special \$500K+
Issuer	Easy Street is a division of Community First Credit Union Limited ABN 80087649938 AFSL/Australian credit licence 231204
Date of TMD	03 September 2026

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

Retail clients who:

- are owner occupiers and are seeking a loan to:
 - refinance an existing home loan
- 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 needing to refinance a loan of at least \$500,000
- are able to submit an application by 2 October 2026 and settle by 31 December 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:

- loan amounts from \$500,000 for new refinance loans
- 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
- no application fee, 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	<i>Distribution conditions</i> 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: November 2026 Periodic reviews: annually in November
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	