

Target Market Determinations- Flexi Easy Builder®

Legal Disclaimer:

This Target Market Determination (**TMD**) is required under section 994B of the *Corporations Act 2001* (Cth) (**the Act**). It sets out the class of customers 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 Brighten Home Loans Pty Ltd ACN 620 839 983 (**Brighten**) design and distribution arrangements for the product.

This document is not a Product Disclosure Statement (**PDS**) and is not a summary of the product features or terms of the product. The information contained in this TMD does not take into account any person's individual objectives, financial situation or needs.

Product	Flexi Easy Builder®
Issuer	Brighten Home Loans Pty Ltd ACN 620 839 983
Date of TMD	22 December 2023
Target Market	<p><i>Description of target market</i></p> <p>The above product is a full documentation (Full Doc) or alternative documentation (Alt Doc) loan secured by residential property. The product is for all construction loans requiring progress payments (e.g. this loan is suitable for an applicant who has bought a "house and land package").</p> <p>The product is acceptable for the following applicants:</p> <p><u>Full Doc Loan</u></p> <p>Suitable for customers over the age of 18 who are:</p> <ul style="list-style-type: none"> • Employed (PAYG); • Self-employed; and able to provide evidence of their taxable income (e.g. pay slips and tax returns). <p><u>Alt Doc Loan</u></p> <p>Suitable for customers over the age of 18 who are self-employed and who prefer to verify their income with alternative methods such as an accountant certificate, Business Activity Statements or trading statements.</p> <p>This Loan Product is available for Australian citizens, permanent residents, or temporary residents with onshore or offshore income.</p> <p><i>Description of product, including key attributes</i></p> <p>Information about the product's specifications is set out below:</p> <ul style="list-style-type: none"> • Interest only repayments during construction, and either principal and interest repayments or interest only repayments after construction completion; • Interest only periods of a maximum of 5 years; • Variable rate product only; • Loan term of 15-30 years; • 100% Offset Facility available post construction; and • After the construction completion, loan will convert to one of our standard residential home loan products including Brighten Empower Prime, Brighten Boss Prime and Brighten Elevate. <p><i>Description of likely objectives, financial situation and needs of customers in the target market</i></p>

	<p>This product is designed for customers who are:</p> <ul style="list-style-type: none"> • Seeking construction loans with progress payments (excluding owner builders); • Seeking flexibility to make extra repayments without a fee; and • Seeking to make interest only repayment for up to 5 years. <p><i>Classes of customer for whom the product is clearly unsuitable</i></p> <p>Applicants will not be considered from the following:</p> <ul style="list-style-type: none"> • Minors; • Companies or company trustee's involving disqualified directors; • Companies and/or individuals where a significant portion of their income is derived from the purchase / development / re-sale of property, unless to purchase or refinance their owner-occupied residence (cash out limited to \$10,000); • Bankrupts discharged < 2 years ago; • Applicants under external administration; • Superannuation funds (either applicant or security provider); • Public companies; • Owner Builders; • Limited Liability Companies; • Associations; • Churches; • Clubs; and • Borrowers of Convenience. <p><i>Explanation of why the product is likely to be consistent with the likely objectives, financial situation and needs of customers in the target market</i></p> <p>This product is likely to be consistent with the likely objectives, financial situations and needs of the customers within the target market as it is a simple loan construct to understand:</p> <ul style="list-style-type: none"> • Variable interest rates only; • Repayments may be principal and interest or interest only up to 5 years. <p>To be eligible to purchase this product, requirements must be met in relation to:</p> <ul style="list-style-type: none"> • Employment; • Income; and • Positive Credit reports. <p>which would mean that, without exceptional circumstances, the Borrowers will be able to meet their repayment obligations.</p> <p>Customers will need to also provide sufficient security in accordance with Brighten's credit assessment criteria, including:</p> <ul style="list-style-type: none"> • Acceptable property mortgage; • General or specific security agreements; and/or • Guarantor who supports the loan by providing additional security. <p>The financial situation of the Target Market are customers that meet Brighten's credit assessment criteria which includes:</p> <ul style="list-style-type: none"> • Demonstrating the capacity to make the required repayments and the ability to pay off the loan without substantial hardship; and • Where determined by Brighten to be required, (based on the customer's security, applicant and loan attributes), have an acceptable guarantor. <p>Brighten considers its processes in place, including assessing the customer's ability to service the loan account, will mean that the product will likely be consistent with the financial situation of the Target Market.</p>
Distribution Conditions	<i>Distribution conditions</i>

	<p>The main distribution channel for this product is through third party distributors, being mortgage brokers, mortgage managers, and aggregator panels (Distribution Partners).</p> <p>The distribution conditions which Distribution Partners must comply with include ensuring that potential customers within the target market meet the eligibility requirements for the product.</p> <p>In order to distribute this product to a potential customer within the target market, the customer must not:</p> <ol style="list-style-type: none"> 1. Fall into a class of customers set out under the above heading, "<i>Classes of customers for whom the product is clearly unsuitable</i>"; or 2. Provide an unacceptable security type. <p>Further eligibility requirements to purchase this product include:</p> <ol style="list-style-type: none"> 1. Employment requirements of the target market; and 2. Income requirements of the target market. <p><i>Why the distribution conditions and restrictions will make it more likely that the customers who acquire the product are in the target market</i></p> <p>Brighten monitors the quality and content of applications received from its Distribution Partners for trends and patterns of unacceptable practices or just poor quality and/or incomplete loan applications. Feedback is given, if and when needed. Brightens distributing Mortgage Brokers and Mortgage Managers are all party to agreements that contain commission or fee claw back clauses for unacceptable loans, poor performing loans, fraud and AML/CTF issues amongst other criteria. Brighten also reserves the right in these agreements to terminate Brokers for any reason on two weeks' notice.</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 customers outside the target market occurs; • A significant number of complaints or dissatisfaction by the customers in relation to Distribution Partners; • 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; • Hindsight reviews indicate that the product has been sold to classes of customers for whom the product is clearly unsuitable; • Material changes to the regulatory environment or relevant legislation which materially impacts upon the design and distribution of the product; • Inquiry or action by ASIC or another regulator as to the design or distribution of the product; • Descriptions or attributes contained in this TMD are found to include materially incorrect or misleading information; • The extent and nature of any negative feedback from Distribution Partners indicating that they are unable to sell the product to eligible customers within the target market; • The extent and nature of any negative feedback from Borrowers indicating that they are dissatisfied with the products; • High rates of default by the customers in the target market; and • Customers of the target market seeking to switch to other loan products. • Any other event or circumstance which reasonably suggests that the TMD is no longer appropriate.
Review Periods	<p>First review date: 18 March 2024</p> <p>Periodic reviews: Every 12 months, and in the event it comes to our knowledge that a review trigger is triggered or that the product is not meeting the target market.</p>

Distribution Information Reporting Requirements	The following information must be provided to Brighten by distributors who engage in retail product distribution conduct in relation to this product:		
	<u>Type of Information</u>	<u>Description</u>	<u>Reporting period</u>
	Customer Complaints	Number of complaints received in relation to the product	Every 6 months
	Broker Complaints	The extent and the nature of the complaints received from brokers about difficulty in selling to the targets market	Every 6 months
	Significant dealing(s)	Date or date range of the significant dealing(s) and description of the significant dealing (ie. why it is not consistent with the TMD)	As soon as practicable, and in any case within 10 business days after becoming aware
	Application details	The broker is responsible to sight the original documents and make reasonable enquiries as to their authenticity to ensure that eligible customers are purchasing the product.	As soon as practicable
	Dealings outside of the target market	To the extent a broker is aware of dealings outside of the target market, these should be reported to Brighten, including the reason why acquisition is outside of target market	Within 10 business days
	Customer payment default	Customers within the target market are unable to meet their loan repayments	As soon as Practicable
	Customer dissatisfaction with the product	The customer inquiring to change the product or making complaints about it	Every 6 months