

TARGET MARKET DETERMINATION

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PRODUCT – LIBERTY NOVA HOME LOAN

Issuer	Secure Funding Pty Ltd ABN 25 081 982 872 Australian Credit Licence 388133 (trading as Liberty Financial)										
Start	5 October 2021										
Target Market	<p>Objectives and needs This product is suitable for low-doc customers wanting a home loan with a need or preference for any of the Liberty Nova options:</p> <table border="1"><thead><tr><th>Option</th><th>Need or preference</th></tr></thead><tbody><tr><td>Offset, redraw and online payments</td><td>Reducing interest by making additional repayments. Convenient access to redraw or offset balances via Bpay, direct transfer or Visa Debit.</td></tr><tr><td>Variable rate</td><td>Flexibility to make additional repayments and redraw funds.</td></tr><tr><td>Interest only</td><td>Financial circumstances where a reduction in repayments justifies a higher overall borrowing cost.</td></tr><tr><td>Split loans</td><td>Multiple loan accounts allowing the ability to split the loan across different loan types or purposes.</td></tr></tbody></table> <p>Low-doc customers Individuals, at least one of whom resides in Australia, and corporate trustees for family trusts purchasing, refinancing, renovating, or accessing equity (for cash or debt consolidation) in residential property (including off the plan purchases and vacant residential land) for owner occupier or investment purposes. Customers must meet our Nova credit assessment and eligibility criteria, which permit both prime and non-prime customers to apply and allow self-employed customers (which includes customers generating income from a business that they own or control) to verify income via a wide range of evidential means.</p>	Option	Need or preference	Offset, redraw and online payments	Reducing interest by making additional repayments. Convenient access to redraw or offset balances via Bpay, direct transfer or Visa Debit.	Variable rate	Flexibility to make additional repayments and redraw funds.	Interest only	Financial circumstances where a reduction in repayments justifies a higher overall borrowing cost.	Split loans	Multiple loan accounts allowing the ability to split the loan across different loan types or purposes.
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Distribution Conditions	This product may only be distributed via: <ul style="list-style-type: none">• Direct sales by us• Accredited brokers										

Review Triggers	<p>We will review this TMD if any of the following circumstances arise, where they reasonably indicate that the TMD is not appropriate:</p> <ul style="list-style-type: none"> • A material change to the product, the terms or its distribution • A change in law, regulation, code or regulatory guidance that materially affects the product • A significant increase in the frequency or gravity of complaints or incidents involving the product • A significant number of customers outside the target market acquire the product • Any other fact or matter arises that reasonably indicates that the TMD may no longer be appropriate 						
Review Period	<p>At least every 24 months from the start date.</p>						
Distribution Information Reporting Requirements	<p>Each accredited broker must provide the following information in relation to the product that they have distributed:</p> <table border="1" data-bbox="453 741 1388 1115"> <thead> <tr> <th data-bbox="453 741 922 792">Information</th> <th data-bbox="922 741 1388 792">Reporting Period</th> </tr> </thead> <tbody> <tr> <td data-bbox="453 792 922 987">Complaints received about the product, the number of complaints, the identities of the customers and a summary of each complaint.</td> <td data-bbox="922 792 1388 987">Six months, on a calendar month basis, within 10 business days of the end of each period.</td> </tr> <tr> <td data-bbox="453 987 922 1115">A significant dealing of the product outside the target market.</td> <td data-bbox="922 987 1388 1115">Within 10 business days of becoming aware of the significant dealing.</td> </tr> </tbody> </table> <p>A dealing is significant if it involves more than 5% of applications for this product arranged by a mortgage broker in a 6 month period.</p> <p>Accredited brokers may engage their aggregators (if any) to provide information to us on their behalf.</p> <p>We do not require a complaint report where no complaints about the product have been received during the Reporting Period.</p>	Information	Reporting Period	Complaints received about the product, the number of complaints, the identities of the customers and a summary of each complaint.	Six months, on a calendar month basis, within 10 business days of the end of each period.	A significant dealing of the product outside the target market.	Within 10 business days of becoming aware of the significant dealing.
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LIBERTY NOVA

This document has been prepared by Liberty Financial Pty Ltd ABN 55 077 248 983 and Secure Funding Pty Ltd ABN 25 081 982 872 Australian Credit Licence 388133, together trading as Liberty Financial. This target market determination is made under section 994B of the Corporations Act 2001 (Cth). Its purpose is to describe the class of customers our products have been designed for, how we permit our products to be distributed and how we ensure that our target markets remain relevant to our products. This document is not a recommendation, does not offer any advice and does not form part of our terms and conditions. Please review the terms and conditions before taking up any product offered by Liberty Financial.