Northern Inland CREDIT UNION

ABN 36 087 650 422 | AFSL & Australian Credit Licence 235022

Target Market Determination

Value Home Loan

Effective Date: 27 October 2025

Purpose of this document

Northern Inland Credit Union (NICU) is legally required to prepare this Target Market Determination (TMD). The TMD describes the class of customers the products have been designed for, the conditions under which the products must be distributed, and how NICU will review this document to ensure it remains appropriate. The TMD is not a substitute for the product's terms and conditions or other disclosure documents.

Go to https://www.nicu.com.au/disclosures for more information about each of the home loan products.

<table>
<tr><th>Category</th><th>Description</th></tr>
<tr><td>Product</td><td>This TMD applies to the Value Home Loan.</td></tr>
<tr><td>Issuer</td><td>Northern Inland Credit Union Limited | ACN 36 087 422
AFSL/Australian Credit Licence Number 235022</td></tr>
<tr><td>Target Market</td><td>
<table>
<tr><th>Objectives and needs</th><th>Product attributes</th></tr>
<tr><td>Requires a home loan for any of the following purposes:
purchasing, refinancing, or renovating a residential owner occupied or investment property;
off the plan purchase;
purchasing land;
consolidation of debts; and/or
access equity for personal needs or investments.</td><td>This home loan provides the ability to use credit for any one or more of the listed objectives or needs.</td></tr>
<tr><td>Requires a home loan with a variable interest rate.</td><td>The home loan product has a variable interest rate meaning that repayments will vary based on changes to the interest rate.</td></tr>
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Requires the ability to make extra repayments in excess of the required repayment amount.	Unlimited additional payments can be made without charge.
Requires flexible repayment options.	Repayment types can be set up as weekly, fortnightly or monthly instalments.
Requires access to a redraw facility.	The home loan has a redraw facility which enables customers to access additional repayments made over and above the minimum required repayments.
Needs to make regular repayments of principal and interest over the term of the loan	The home loan product has a principal and interest repayment method.

Financial situation

The Financial Situation of the Target Market are customers that:

- meet NICU's credit assessment criteria which includes demonstrating the capacity to make the required repayments without substantial hardship;
- can provide an acceptable residential mortgage to secure the home loan.

Eligibility criteria

To hold this product, customers must be:

- at least 18 years of age;
- Australian citizen or permanent resident of Australia;
- employed or receive sufficent income to service the loan;
- able to meet NICU's credit assessment criteria;
- able to demonstrate substantial benefit in a joint application scenario;
- willing to provide sufficent security for the home loan at an LVR no greater than 80%; and
- are taking on a new borrowing between $500,000 and $2,000,000.

This product is not suitable for customers who:

- require a home loan with certainty of a fixed interest rate and repayments over a set term.
- want an offset account linked to their loan account.
- require an interest only home loan.

<table>
<tr><td>Distribution Conditions</td><td>This product is distributed by the issuer through the following channels:

• Branches
• Contact centre
• Online
• Off-site

NICU applies the following conditions and restrictions to the distribution of these products so that the it is likely to be provided to members in the target market:

• Ensuring that customers meet the eligibility requirements for the product
• Ensuring that distribution through branches, call centres, Off-site and NICU website applications, is by appropriately trained staff</td></tr>
<tr><td>Review of the TMD</td><td>NICU will review the TMD periodically to ensure it remains appropriate.

<table><tr><th>Periodic Reviews of the TMD</th><th>Timing</th></tr><tr><td>Initial review</td><td>Six months after the effective date of the TMD first being issued</td></tr><tr><td>Subsequent ongoing review</td><td>No later than 2 years from the date of the previous review</td></tr></table>
In addition, NICU will review this document earlier if one or more of the following occurs, or where we reasonably suggest that the TMD is no longer appropriate:

• a material change to the product or the terms and conditions of the product which would cause the TMD to no longer be appropriate

• a significant increase in the levels of complaints or disputes from members in relation to their purchase or use of the product

• a change in law or its application, a change in relevant industry code, an AFCA determination, a court decision, or ASIC or other regulatory guidance or action that materially affect the product

• Any other event occurs or information is received that reasonably suggests the TMD is no longer appropriate</td></tr>
<tr><td>Distribution Reporting Requirements</td><td>The following information must be provided to NICU by third party distributors who engage in retail product distribution conduct in relation to this product within the required timeframes:</td></tr>
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	<table><tr><th>Type of information</th><th>Description</th><th>Reporting period</th></tr><tr><td>**Significant dealing(s)**</td><td>Date range of the significant dealing(s) and description (eg. why it is not consistent with the TMD).</td><td>As soon as practicable, and in any case within 10 business days after becoming aware.</td></tr><tr><td>**Complaints**</td><td>Number of complaints and the substance of those complaints</td><td>As they occur.</td></tr></table>
Appropriateness statement	The product is appropriate for the target market on the basis that the key attributes of the product listed in this determination directly address the objectives, financial situation and needs of consumers in the target market as described in this determination