FLEXLEND

# TARGET MARKET DETERMINATION (TMD)

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| Product | Breeze Bridge |
| Issuer | • BC Securities Pty Ltd<br>• ACN: 609 155 688<br>• Australian Credit Licence number: 482240 |
| Version | 1.1 |
| Date of TMD | 1 July 2026 |
| Target Market | *Description of target market, including likely objectives, financial situation and needs*<br><br>The features of this product have been assessed as meeting the *likely objectives, financial situation and needs* of consumers who:<br>• meet the Issuer's eligibility criteria, including:<br>  ○ being 18 years or over;<br>  ○ being an Australian resident or being a New Zealand Citizen that resides in Australia or New Zealand;<br>  ○ having a good credit history (minor defaults may be considered satisfactory); and<br>  ○ being able to demonstrate the ability to repay the loan over a sustained period of time.<br>• are:<br>  ○ self-employed; or<br>  ○ salaried employees; or<br>  ○ an Australian registered company; or<br>  ○ a trustee of an Australian family or unit trust (the beneficiary and Trustee must meet the eligibility criteria of an individual or a company).<br>• require a short-term loan to fund the purchase or refinance of an owner occupied or investment residential property prior to completing the sale or a combination of proceeds and refinance to another lender of an existing owner occupied or investment residential property;<br>• And where:<br>  ○ serviceability can be demonstrated on the residual loan amount where borrowers do not meet normal servicing requirements based on existing and proposed debt; or<br>  ○ borrowers can demonstrate the ability to make interest only repayments on the proposed bridging loan during the short-term bridging period, or can service the end debt should interest be capitalised.<br>• require a loan for equity release;<br>• require a loan for debt consolidation;<br>• require a variable interest rate;<br>• require access to features such as an offset sub-account;<br>• require flexibility in repayments, and the ability to make early or additional repayments without penalty; and<br>• require the option of either interest only repayments or interest capitalised. |

The product meets the likely objectives, financial situation and needs of consumers in the target market because it enables consumers to:

- make additional repayments and/or deposit funds into an offset sub-account to reduce interest payable whilst retaining the ability to draw on those funds when required; and
- finance the purchase or refinance of an owner-occupied or investment residential property where the sale of their existing property is pending and during this period the borrower can take on an increased level of debt until the sale of their existing property has taken place and the level of debt can reduce to a more sustainable level.

Post-Bridging Loan:
The residual loan upon the sale of the existing property can revert to a standard Prime Full Doc or Prime Alt Doc product with variable or fixed rate interest and principal and interest or interest only repayments available (refer Prime and Alt Doc TMD's).

**Product Description**

| Key Attributes | |
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| Security property | Residential |
| Maximum loan term (Bridging period) | 18 months |
| Maximum loan term (Residual loan) | 30 years |
| Maximum loan to value ratio (Bridging period) | Up to 75% |
| Maximum loan to value ratio (Residual loan) | Up to 80% |
| Minimum loan amount | $100,000 |
| Maximum loan amount (Bridging period) | $7,000,000 |
| Maximum loan amount (Residual loan) | $5,000,000 |
| Maximum single borrower exposure | $10,000,000 |
| Repayment type (Bridging period) | • Interest Only<br>• Interest Capitalised |
| Repayment type (Residual loan) | • Principal and interest<br>• Interest Only |
| Maximum Interest Only period (Bridging period) | 18 months |
| Maximum Interest Only period (Residual loan) | 5 years (excluding bridging period) |
| Offset sub-account | Yes |
| Redraw | Not available for bridging period |
| Security location | Metro, non-metro and regional considered |
| Security | 1st registered real property mortgage |

<table>
<tr><td rowspan="9"></td><td>Risk fee (Bridging loan)</td><td>Payable</td></tr>
<tr><td>Settlement fee</td><td>Payable</td></tr>
<tr><td>Legal fee</td><td>Payable plus disbursements</td></tr>
<tr><td>Documentation fee</td><td>Payable</td></tr>
<tr><td>Annual package fee</td><td>Payable</td></tr>
<tr><td>Discharge fee</td><td>Payable</td></tr>
<tr><td>Other fees and charges may apply (as detailed in the loan contract)</td><td>Payable</td></tr>
<tr><td colspan="2">Classes of consumers for whom the product may not be suitable</td></tr>
<tr><td colspan="2">This product may not be suitable for consumers who:<br>• do not meet the Issuer’s eligibility criteria;<br>• are not Australian residents;<br>• require a fixed interest rate period;<br>• require an interest only repayment period greater than 18 months;<br>• require a loan amount which is less than the minimum loan amount; or<br>• require a loan amount which is greater than the maximum loan amount.</td></tr>
<tr><td>Distribution Channel and Conditions</td><td colspan="2">The following distribution channels and conditions have been assessed as being appropriate to direct the distribution of the product to the target market:<br>• Authorised mortgage managers: The Issuer only permits mortgage managers authorised under a Mortgage Origination and Management Agreement agreed with the Issuer to distribute this product; and<br>• Accredited mortgage brokers: Only mortgage brokers who are accredited by the Issuer can distribute this product; and<br>• Authorised sales representative: Directly via appropriately authorised employee by the Issuer.<br><br>The distribution channels and conditions are appropriate because our distributors:<br>• include accredited mortgage brokers who are subject to the duty to act in the best interests of the consumer to ensure that the product is in the best interests of the particular consumer, if it is recommended to the consumer;<br>• are provided with detailed product specifications to assist the distributor’s assessment of consumer suitability;<br>• are trained on the Issuer’s Credit Policy (including the credit eligibility criteria for the product) to ensure that the product is only distributed to consumers in the target market set out in this TMD;<br>• are subject to mandatory compliance with periodic quality assurance reviews undertaken; and<br>• are required to assess each loan application to ensure the consumer satisfies the Issuer’s eligibility criteria and the loan is not unsuitable for the consumer in light of the consumer's requirements, objectives and financial situation.<br>• Further, loan applications are not accepted by the Issuer from distribution channels that are not specified in this TMD.</td></tr>
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<tr><td rowspan="1">Review Triggers</td><td colspan="3">If a review trigger occurs, or if an event or circumstance has occurred that would reasonably suggest that the TMD may no longer be appropriate, the Issuer will undertake a review of this TMD.<br><br>The following review triggers would reasonably suggest that the TMD may no longer be appropriate:<br>• a significant dealing in the product occurs that is not consistent with this Target Market Determination;<br>• there is a material or unexpected increase in complaints over a consecutive 3-month period that reasonably indicate the product’s design, features or distribution may no longer be appropriate for the target market;<br>• a material change is made to the product, including its key features, eligibility criteria, pricing or terms, that may affect the product’s suitability for the target market;<br>• there are material or unexpected increases in early refinancing or product exit over a consecutive 3-month period that may indicate the product is not meeting the needs of the target market;<br>• there are material or unexpected increases in arrears or repayment difficulties over a consecutive 3-month period that reasonably suggest the product may not be appropriate for the target market;<br>• there is a material change in law, regulatory guidance or regulatory expectations that may affect the design, distribution or appropriateness of the product.</td></tr>
<tr><td rowspan="3">Review Periods</td><td colspan="2">Next Review</td><td>1 July 2027</td></tr>
<tr><td colspan="2">Periodic Review Period</td><td>Annually</td></tr>
<tr><td colspan="2">Trigger Review</td><td>Within 10 business days of the identification of a trigger event</td></tr>
<tr><td rowspan="5">Distribution Information Reporting Requirements</td><td colspan="3">The following information must be provided to us by distributors who engage in retail product distribution conduct in relation to this product:</td></tr>
<tr><td>Type of Information</td><td>Description</td><td>Reporting Period</td></tr>
<tr><td>Specific complaints</td><td>Details of the complaint, including name and contact details of complainant and substance of the complaint</td><td>As soon as practicable and within 10 business days of receipt of complaint</td></tr>
<tr><td>General information about complaints</td><td>Number complaints</td><td>Every 6 months (end of November and end of May)</td></tr>
<tr><td>Significant dealing(s) where the distributor believes that a significant number of consumers outside the target market are obtaining this product</td><td>Date or date range of the significant dealing(s) and description of the significant dealing</td><td>As soon as practicable, and in any case within 10 business days after becoming aware of the significant dealing</td></tr>
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This document should not be taken as financial product advice and has been prepared as general information only without consideration for your particular objectives, financial circumstances or

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needs. More information about the product can be found on our website, or in your loan contract.