AltX Lending

Target Market Determination (TMD) – Horizon Mortgages - SMSF

Product	**Horizon Mortgages – Self Managed Superannuation Fund (SMSF)**
Issuer	Lender: AltX Finance Pty Ltd ACN 663 551 844 Manager: AltX Lending Pty Ltd ACN 161 006 846 Australian Credit Licence 448165 The Manager has arranged for the Lender to make the loan, which will be managed by the Manager. Normally, you deal with the Manager. The Lender and the Manager are together and separately referred to as 'we/us/our'.
Date of TMD	**November 2026**

Target Market	**Description of target market**
	The SMSF Loan is designed for customers who:
	• are a self-managed superannuation fund (SMSF) with a compliant status;
	• require a loan in the form of a limited recourse borrowing arrangement for:
	• Acquisition of a residential property; and
	• Refinancing of an existing limited recourse borrowing arrangement.
	• require a loan with the option of a variable rate in order to make additional repayments without a penalty;
	• want to make principal and interest repayments; and
	• satisfy our eligibility and credit criteria, including:
	• are a self-managed superannuation fund (SMSF) with a compliant status;
	  • have determined the acquisition or refinance of the residential property is in accordance with the SMSF's investment strategy and satisfies the 'sole purpose' test;
	  • can meet the repayment requirements of the limited recourse borrowing arrangement over the loan term; and
	  • have an acceptable proposed single acquirable asset to be purchased by the SMSF and held in trust by a property trustee under a compliant bare trust deed with the SMSF.

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Description of product, including key attributes

The product has the following key attributes that will impact whether the product is likely to be appropriate for the target market:

Feature	Description
Loan term	30 years
Minimum loan amount	$250,000
Maximum loan amount	$5,000,000
Repayment structure	Customers may make regular scheduled monthly principal and interest repayments to pay down the loan balance over the term, but may make additional repayments if they wish (but fees may be payable).
Maximum loan to value ratio (LVR):	85%
Interest rate type	Variable
Offset	No
Redraw	No
Security	The loan must be secured by a residential property located in Australia that is a single acquirable asset.
Fees	• Application fee • Settlement fee • Ongoing monthly account keeping fees • Valuation consideration fee • Document preparation costs and out-of-pocket expenses. Other fees and charges may apply.

Description of likely objectives, financial situation and needs of consumers in the target market

This product is designed for customers who:

- are seeking a limited recourse borrowing arrangement with a variable interest rate;
- want the ability to make additional repayments from time to time and repay the loan early;
- need funds to refinance an existing compliant limited recourse borrowing arrangement or to purchase residential property for investment purposes in accordance with their SMSF written investment strategy;
- want to make principal repayments to reduce the principal balance of the loan and increase equity in their property
- meet our credit assessment and eligibility criteria, including customers who:
  - if a full time or part time employee, are able to demonstrate at least 6 months employment with their current employer;
  - if casually employed, are able to demonstrate at least 6 months of casual employment and over 12 months of continuous employment;
  - if self-employed, are able to demonstrate at least 24 months of ABN registration and registration for GST;
  - have not entered arrears under a home loan or other credit facility (such as a personal loan, credit card facility or home loan);
  - have not been subject to a default or judgement for an amount over $2,000 within the previous 2 years;
  - have not been bankrupt or previously discharged from bankruptcy; and
  - are not party to a personal insolvency agreement (Part X Agreement) or debt agreement (Part IX Agreement).

Classes of consumers for whom the product is unsuitable

This product is not suitable for customers who:

- are not SMSFs looking to enter into a limited recourse borrowing arrangement to purchase a single acquirable asset;
- do not meet our credit assessment eligibility requirements; and
- are seeking the certainty of fixed repayments over the term of the loan.

Explanation of why the product is likely to be consistent with the likely objectives, financial situation and needs of consumers in the target market

The product is likely to be consistent with the financial situation, needs and objectives of customers in our target market based on the features of the product mentioned above. This is because it enables customers to:

- purchase a single acquirable asset through their SMSF; and
- make principal and interest repayments in order to reduce the principal balance of the loan and increase equity in their property.

Distribution Conditions

Distribution conditions

The product may only be distributed through the following channels:

- directly by phone, online or in person;
- through accredited third-party distributors (eg, mortgage brokers);
- through accredited unlicensed referrers (eg, accountants); and
- through accredited mortgage managers.

Distribution conditions may include:

- ensuring that customers meet the eligibility requirements for the loan;
- ensuring that the product is only distributed in accordance with the most up-to-date version of this TMD;
- ensuring that third party distributors are appropriately authorised.

Why the distribution conditions and restrictions will make it more likely that the consumers who acquire the product are in the target market

The distribution conditions and restrictions make it likely that the consumers who acquire the product are in the target market by:

- ensuring that customers will have been provided with sufficient information about the product before being offered the product;
- requiring customers to provide specific information, disclosure and evidence to confirm they meet eligibility requirements for the product; and
- ensuring that only customers who meet our credit assessment and eligibility criteria are offered the 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;
- There is a material change in the way we distribute the product;
- There is a material change to the credit policy which has an impact on the target market;
- The performance of the product, as determined by the Manager, is evidence that the product is no longer appropriate for the target market; or
- Where 10% or more of our total borrowers are in hardship at any one time.

Review Periods

- **First review date:** Within the 12 months of the date of this TMD.
- **Periodic reviews:** Every 12 months after the initial and each subsequent review.
- **Trigger reviews:** Review to be completed within 10 business days of the identification of a trigger event or the specified periodic review date.

Distribution Information Reporting Requirements

The following information must be provided to us by distributors who engage in retail product distribution conduct in relation to this product:

Type of information	Description	Reporting period
Specific Complaints	Details of the complaint, including name and contact details of complainant and substance of the complaint.	As soon as practicable and within 10 business days of receipt of complaint.
Complaints	Number of complaints	Every 3 months
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)	As soon as practicable, and in any case within 10 business days after becoming aware