

Product	Minimiser Home Loan
Issuer	Central West Credit Union Limited ABN 67 067 649 885, AFSL 245415, Australian Credit Licence 245415
Date of TMD	5 June 2026
Target Market	<p>Retail clients who:</p> <ul style="list-style-type: none"> • require a basic owner occupied housing loan that does not offer full features compared to other housing loans but which has a lower rate of interest • are seeking a loan to: <ul style="list-style-type: none"> • purchase or renovate a home; • refinance an existing home loan; or • top up an existing loan for any worthwhile purpose • are aged 18 years or more and meet the credit assessment criteria for the product • are willing and able to offer a first registered mortgage over real property (or other acceptable security) as security for the loan • need the flexibility to make additional repayments • need to make regular repayments of interest and principal over the term of the loan • need the facility to redraw advance repayments <p><i>Description of product, including key attributes</i></p> <p>This is a variable rate housing loan secured over real property. The key attributes are</p> <ul style="list-style-type: none"> • loan amounts of \$100,000 and above • loan terms of up to 30 years • principal and interest reducing • repayment frequency can be weekly/fortnightly/monthly • the ability to make additional repayments • a redraw facility to redraw advance repayments is available. • must provide a registered first mortgage over real property or other acceptable security • establishment fee (which includes CWCU establishment fee, Solicitor fee and valuation fee), mortgage registration fee and Discharge fees (which includes Solicitors and registration of discharge fee) are payable.

	<p>Classes of consumers for whom the product is clearly unsuitable</p> <p>This product is not available for retail clients who:</p> <ul style="list-style-type: none"> • need a loan for less than \$100,000 (new funds) • wish to split their loan with a fix rate loan • wish to have a mortgage offset account 									
<p>Distribution Conditions</p>	<p>Distribution conditions</p> <p>This product is distributed by the issuer through the following channels:</p> <ul style="list-style-type: none"> • branches • mobile lender • online <p>Distribution conditions for this product include:</p> <ul style="list-style-type: none"> • ensuring that clients meet the eligibility conditions for the product • ensuring that distribution through branches and mobile lender is by appropriately authorised and trained staff <p>There are no other distributors for this product.</p>									
<p>Review Triggers</p>	<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 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 • A material change to the Regulatory environment, high number of consumers switching to other products. 									
<p>Review Periods</p>	<p>First review date: 5 October 2022</p> <p>Periodic reviews: every 2 years after the initial and each subsequent review</p>									
<p>Distribution Information Reporting Requirements</p>	<p>The following information must be provided to Central West Credit Union by distributors who engage in retail product distribution conduct in relation to this product:</p> <table border="1" data-bbox="408 1615 1401 2007"> <thead> <tr> <th data-bbox="408 1615 751 1664">Type of information</th> <th data-bbox="751 1615 1086 1664">Description</th> <th data-bbox="1086 1615 1401 1664">Reporting period</th> </tr> </thead> <tbody> <tr> <td data-bbox="408 1664 751 1899">Significant dealing(s)</td> <td data-bbox="751 1664 1086 1899">Date or date range of the significant dealing(s) and description of the significant dealing (eg, why it is not consistent with the TMD)</td> <td data-bbox="1086 1664 1401 1899">As soon as practicable, and in any case within 10 business days after becoming aware</td> </tr> <tr> <td data-bbox="408 1899 751 2007">Complaints</td> <td data-bbox="751 1899 1086 2007">Number of complaints</td> <td data-bbox="1086 1899 1401 2007">Every 3 months</td> </tr> </tbody> </table>	Type of information	Description	Reporting period	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	Complaints	Number of complaints	Every 3 months
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