

Product	Standard Home Loan – Investment (Variable)
Issuer	Dnister Ukrainian Credit Co-operative Limited trading as Dnister Bank ABN 59 087 651 394 ACN 087 651 394 AFSL/ Australian Credit Licence 240673
TMD Start Date	5 th October 2021
Ongoing Review Period	This review was completed 1 April 2026 and each ongoing review must be completed within each consecutive 24-month period.
Product Purpose	The Standard Home Loan – Investment may suit Members needing finance to purchase, refinance or construct a residential investment property that is intended to be leased.
Product Features	The product description and key attributes for the Standard Home Loan – Investment product include: • Variable interest rate; • No annual or monthly service fees; • Application fee waived for loans over \$200,000); • Minimum Loan amount \$20,000; • Maximum loan term 30 years; • Weekly, fortnightly, or monthly repayment frequency (Subject to satisfying the minimum monthly repayment commitment detailed in the Offer and loan contract); • Repayments can be made via the branch, online banking, mobile banking direct credits and periodical payments; • Ability to make additional repayments; • Maximum loan to value ratio is 95%. LVR greater 80% requires Lenders Mortgage Insurance; • Other fees payable including solicitors' fees, valuation fee, variation fee, late repayment fee, penalty interest on defaults, top up fee, and discharge fee.
Target Market	Likely needs and objectives: • Need funds to purchase, refinance or construct a residential property for investment purposes • Are seeking finance to start or grow their residential property development portfolio • Are seeking loans with flexible repayment options. Likely financial situation: • Have met Dnister's credit assessment criteria which includes demonstrating the capacity to make the required repayments for the term of the loan without substantial hardship

	Product may not suit Members • Who do not meet Dnister's credit eligibility requirements • Who are seeking additional features on their home loan (e.g., redraw facility, offset account)
Distribution Channels and Conditions	The distribution channels may include: • Online Dnister's Website, • In Branch or Service Centre. • Mobile App Distribution conditions will include ensuring that: • Members requiring this product received sufficient information about this product through the Above distribution channels • Members meet the eligibility requirements for the loan; • Branch and Service centre distribution is completed by appropriately trained and authorised staff. Dnister Bank is the only distributor of this product.
Review Triggers	We will review this TMD if any of the following trigger events and information being monitored reasonably suggest that the TMD may no longer be appropriate if: • There is a significant dealing of the product to members outside the target market • There is a material increase in member complaints about the product • There is as material change to the product attributes, fees, charges, terms and conditions or the manner of distribution • There is 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 affects the product.
Distribution Information	Note: Dnister Bank does not currently utilise third party providers to distribute this product.
About This Document	This Target Market Determination (TMD) describes which Members this product has been designed for, having regard to their needs and objectives, and financial situation. This document is not intended to provide financial advice and does not replace the terms and conditions or fees and charges applicable to the product which are available on our website. We are required to have TMDs under the Treasury Laws Amendment (Design and Distributions Obligations and Product Intervention Powers) Act 2019. This ensures that Dnister is keeping our Members at the centre of our approach to the design and distribution of our products.