

Target Market Determination – TPT Select Mortgage Fund

Issuer:	TPT Wealth Limited ABN 97 009 475 629	TMD Status:	V2 Start Date: 19 March 2025 End Date: 18 March 2026
ARSN:	089139382	Contact:	Rod Clifford Rodney.Clifford@tptwealth.com.au
APIR Code:	TPT0003AU		
ISIN Code		Distribution Status:	Available

INTRODUCTION

This Target Market Determination (**TMD**) is required under section 994B of the *Corporations Act 2001 (Cth)* (**the Act**). This TMD describes the class of consumers that comprises the target market for the financial product and matters relevant to the product's distribution and review (specifically, distribution conditions, review triggers and periods, and reporting requirements). Distributors must take reasonable steps that will, or are reasonably likely to, result in distribution of the product being consistent with the most recent TMD (unless the distribution is excluded conduct).

This document is not a product disclosure statement (**PDS**) and is **not** a complete summary of the product features or terms of the product. This document does not consider any person's individual objectives, financial situation or needs. Persons interested in acquiring this product should carefully read the PDS for the product before deciding whether to buy this product.

Important terms used in this TMD are defined in the TMD Definitions available here:

https://tptwealth.com.au/wp-content/uploads/TPTW_TMD_Definitions.pdf

The PDS is available here: <https://tptwealth.com.au/reports-disclosures/#PDS>

TARGET MARKET SUMMARY

This product is likely to be appropriate for a consumer seeking capital stability and regular income to be used as a cash investment within a portfolio (core or satellite) or as a standalone investment where the consumer has any investment timeframe (short, medium or long term), low to medium risk/return profile and does not require immediate access to capital. The Fund will have an ongoing rolling investment period of 12 months with a 30 day redemption notice period required prior to the anniversary date of the initial investment and for payment after the anniversary date. Where redemptions are requested outside of these conditions, they may be accepted at the discretion of the Responsible Entity and an early redemption fee may be payable. It is not suitable for investors who want capital growth or a capital guarantee or intend to maintain their investment for less than 12 months. This product is not available for anyone under 18 years of age or non-residents of Australia.

DESCRIPTION OF TARGET MARKET

TMD indicator key

The Consumer Attributes for which the product is likely to be appropriate have been assessed using a red and green rating methodology:

In target market

Not in target market

Instructions

In the tables below, Column 1, Consumer Attributes, indicates a description of the likely objectives, financial situation and needs of the class of consumers that are considering this product. Column 2, TMD indicator, indicates whether a consumer meeting the attribute in column 1 is likely to be in the target market for this product.

Appropriateness

The Issuer has assessed the Fund and formed the view that the product, including its key attributes, is likely to be consistent with the likely objectives, financial situation and needs of consumers in the target market as described below, as the features of this product in Column 3 of the table are likely to be suitable for consumers with the attributes identified with a green TMD Indicator in Column 2.

Investment products and diversification

If this product is to be part of a portfolio, it should be assessed against the consumer's attributes for the relevant portion in the portfolio notwithstanding what the risk/return profile of the portfolio or consumer as a whole is. In making this assessment, you should consider all features of a product (including its key attributes). For example, a consumer may seek to construct a balanced or moderate diversified portfolio with a minor allocation to growth assets. In this case, a product with a high risk/return profile may be consistent with the consumer's objectives for that minor allocation notwithstanding that the risk/return profile of the consumer as a whole is medium. In making this assessment, distributors should consider all features of a product (including its key attributes).

For terms used in this Target Market Determination, see the TMD Definitions available here:

https://tptwealth.com.au/wp-content/uploads/TPTW_TMD_Definitions.pdf

Consumer Attributes	TMD Indicator	Product description including key attributes																
Consumer’s investment objective																		
Capital Growth	Not in target market	Fund Overview The Fund invests in capital preservation assets (Cash & Shorter-term Fixed Interest and Longer-Term Fixed Interests) and income distribution assets (Residential Mortgage Backed Securities, Commercial Mortgage Backed Securities, Asset Backed Securities, External Managed Investment Schemes, Mortgages and Non-Mortgage Loans).																
Capital Preservation	In target market	Capital Growth The Fund is listed as “not in target market” for Capital Growth. The Fund does not invest for the purposes of capital growth. Capital Preservation The fund is listed as “in target market” for Capital Preservation. The Fund invests across a range of debt instruments and securities. The purpose of the Fund is to provide investors with low risk capital stability through investment in a diversified portfolio of instruments.																
Capital Guaranteed	Not in target market	Capital Guaranteed The Fund is listed as “not in target market” for Capital Guaranteed. The Issuer does not guarantee the invested amount.																
Income Distribution	In target market	Income Distribution The Fund is listed as “in target market” for Income Distribution. The Fund is managed and designed to provide consumers with a regular income stream via monthly income payments generated from the Fund’s range of debt products and security investments. This income is used to meet the interest expenses on the Fund. Once these costs and provisions are met, the remaining income is distributed to investors.																
Consumer’s intended product use (% of Investable Assets)																		
Solution/Standalone (up to 100%)	Not in target market	Asset Allocation The Fund’s investment strategy aims to remain exposed to: <ul style="list-style-type: none">debt instruments (Cash & Shorter-term Fixed Interest and Longer-Term Fixed Interests); anddiverse range of securities (Residential Mortgage Backed Securities, Commercial Mortgage Backed Securities, Asset Backed Securities, External Managed Investment Schemes, Mortgages and Non-Mortgage Loans), as below:																
Major allocation (up to 75%)	In target market	<table><tr><td>Cash & Shorter-term Fixed Interest</td><td>5% – 100%</td><td>Longer-Term Fixed Interest</td><td>0% – 50%</td></tr><tr><td>Residential Mortgage Backed Securities</td><td>0% – 25%</td><td>Commercial Mortgage Backed Securities</td><td>0% – 30%</td></tr><tr><td>Asset Backed Securities</td><td>0% – 10%</td><td>External Managed Investment Schemes</td><td>0% – 20%</td></tr><tr><td>Mortgages</td><td>20% – 80%</td><td>Non-Mortgage Loans</td><td>0% – 10%</td></tr></table>	Cash & Shorter-term Fixed Interest	5% – 100%	Longer-Term Fixed Interest	0% – 50%	Residential Mortgage Backed Securities	0% – 25%	Commercial Mortgage Backed Securities	0% – 30%	Asset Backed Securities	0% – 10%	External Managed Investment Schemes	0% – 20%	Mortgages	20% – 80%	Non-Mortgage Loans	0% – 10%
Cash & Shorter-term Fixed Interest	5% – 100%	Longer-Term Fixed Interest	0% – 50%															
Residential Mortgage Backed Securities	0% – 25%	Commercial Mortgage Backed Securities	0% – 30%															
Asset Backed Securities	0% – 10%	External Managed Investment Schemes	0% – 20%															
Mortgages	20% – 80%	Non-Mortgage Loans	0% – 10%															
Core component (up to 50%)	In target market																	
Minor allocation (up to 25%)	In target market																	
Satellite allocation (up to 10%)	In target market	Diversification The Fund has a medium diversification as it is exposed to: <ul style="list-style-type: none">debt instruments holdings in Australia; andsecurities across in different sub-sectors in Australia.																
Consumer’s investment timeframe																		
Minimum investment timeframe	12 months or longer	The minimum investment timeframe is 12 months. To redeem part or all of the investment after the end of a 12 month cycle, 30 days’ notice prior to the anniversary date of the investment is required otherwise the investment will be reinvested for a further 12 months. Investors can redeem during any 12 month cycle at the RE’s discretion and an early redemption fee may be payable. Additional investments are considered a new investment (other than reinvested distributions or those made within the 30 days prior to the anniversary date) and can be accessed the same as above. Income is accrued daily and distributions are paid monthly. Distributions can be reinvested																

Consumer Attributes	TMD Indicator	Product description including key attributes
Consumer’s Risk (ability to bear loss) and Return profile		
Low	In target market	Standard Risk Measure The Fund is a 2 on the Standard Risk Measure. The consumer cannot accept volatility poor potential losses and seeks a return (over a short timeframe). The consumer typically prefers income distribution assets (such as fixed interest debt instruments). As the Fund is an income fund it may be suitable for any risk return profile where the investor requires a portion of their investment diversified into defensive assets or needs access to their capital in the medium term (> 12 months).
Medium	In target market	
High	In target market	
Very High	In target market	
Extremely high	In target market	
Consumer’s need to access capital		
Within one week of request	Not in target market	Access to Capital See the product description above for the Consumer’s investment timeframe for a detailed explanation on the ability to withdraw the investment. Redemptions are usually paid within 3-5 business days after the redemption notice period has expired but can in extreme circumstances of low liquidity may be up to 180 days. The minimum investment timeframe is 12 months. To redeem part or all of the investment after the end of a 12 month cycle, 30 days’ notice prior to the anniversary date of the investment is required otherwise the investment will be reinvested for a further 12 months. Investors can redeem during any 12 month cycle at the RE’s discretion and an early redemption fee may be payable. Additional investments are considered a new investment (other than reinvested distributions or those made within the 30 days prior to the anniversary date) and can be accessed the same as above.
Within one month of request	Not in target market	
Within three months of request	Not in target market	
Within one year of request	In target market	
Within 5 years of request	In target market	
Within 10 years of request	In target market	
10 years or more	In target market	

DISTRIBUTION CONDITIONS / RESTRICTIONS

Distribution condition	Distribution condition rationale	Distributors this condition applies to
Distributors must require new investors to receive, read and understand the disclosure under which an offer has been made.	This distribution condition is likely to result in distribution in line with the products likely target market because distributors must take reasonable steps to ensure that their distribution activities will or are likely to result in retail product distribution conduct that is informed and aware of the required disclosure.	All distributors
This product can only be distributed by TPT Wealth or its related bodies corporate.	TPT Wealth is in a position to assess the education and competency of its own staff to ensure that they have training, knowledge and capability to determine whether the consumer is within the target market.	Not applicable
Only suitable for distribution through dealing through channels such as in person, online and telephone approved by the issuer	The approved channels rely on a choice architecture designed by the issuer such that if a person acquires the product by following that architecture the distribution of the product will, or is reasonably likely to, result in distribution product being consistent with the determination.	All distributors

REVIEW TRIGGERS

Material change to key attributes, fund investment objective and/or fees.
Material deviation from benchmark / objective over sustained period.
Key attributes have not performed as disclosed by a material degree and for a material period.
Determination by the Issuer of an ASIC reportable Significant Dealing.
Determination by the Issuer that the product is not being distributed and purchased as envisaged in this TMD.
Material or unexpectedly high number of complaints (as defined in section 994A(1) of the Act) about the product or distribution of the product.
The use of Product Intervention Powers, regulator orders or directions that affects the product.

MANDATORY TMD REVIEW PERIODS

Review period	
Initial review	1 year
Subsequent review	3 years

DISTRIBUTOR REPORTING REQUIREMENTS

Reporting requirement	Reporting period	Which distributors this requirement applies to
Complaints (as defined in section 994A(1) of the Act) relating to the product. The distributor should provide all the content of the complaint, having regard to privacy.	As soon as practicable but no later than 10 business days following end of calendar quarter.	All distributors
Significant dealing outside of target market, under section 994F(6) of the Act. See Definitions for further detail.	As soon as practicable and no later than 10 business days after distributor becomes aware of the significant dealing.	All distributors

DISCLAIMER

The information contained in this document is general information only and does not constitute personal financial advice. It does not take into account any person's financial objectives, situation or needs. The information is not a recommendation to make any investment or adopt any investment strategy. Investments in any TPT Fund are subject to investment risk and investors may not get back the full amount originally invested. Any person wishing to invest in a TPT Fund should obtain a copy of the relevant PDS from <https://tptwealth.com.au/reports-disclosures/#PDS> and obtain financial advice in light of their individual circumstances. To the extent permitted by law the Issuer accepts no liability for any loss from reliance on this information. Any TPT Fund that seeks to track the performance of a particular financial index is not sponsored, endorsed, issued, sold or promoted by the provider of the index.