

Target Market Determination

TPT Select Mortgage Fund

Issuer	TPT Wealth Limited	ARSN	089139382
APIR Code	TPT0003AU	TMD Status	5 October 2021 v 1.0

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. **Until 31 December 2021** the Fund has an initial investment period of 12 months with a redemption notice period of 7 business days required after the initial investment period has expired. Early redemption is available and a fee may be payable. **From 1 January 2022** 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.

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.

Description of Target Market

Generally, a consumer is unlikely to be in the target market for the product if:

- **one or more** of their Consumer Attributes correspond to a **red** rating, or
- **three or more** of their Consumer Attributes correspond to an **amber** rating.

Definitions of the Consumer Attributes in column 1 in the table below are available at www.tptwealth.com.au/important-information

Where product is part of a portfolio

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).

Consumer Attributes	TMD Indicator	Product description including key attributes
Consumer's investment objective		
Capital Growth	No	The purpose of the Fund is to provide investors with low to medium risk capital stability and regular, competitive income distributions through investment in a diversified portfolio of instruments. It is not suitable for an investor looking for capital growth or who requires their capital to be guaranteed.
Capital Preservation	Yes	
Capital Guaranteed	No	
Income Distribution	Yes	
Consumer's intended product use (% of Investable Assets)		

Consumer Attributes	TMD Indicator	Product description including key attributes																
Solution/Standalone (75-100%)	Yes	The Fund meets a range of investor needs and can be used as a standalone investment, as a core component of a portfolio of investments or as a small allocation. It is TPT Wealth policy to invest the assets of the Fund as follows:																
Core Component (25-75%)	Yes																	
Satellite/small allocation (<25%)	Yes	<table border="1"> <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%
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Mortgages	20% – 80%	Non-Mortgage Loans	0% - 10%															
Consumer's investment timeframe																		
Short (≤ 2 years)	Yes	The minimum investment timeframe is 12 months. From 1 January 2022 , 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. Up until 31 December 2021 redemptions are available after the initial 12 month investment period on 7 business days' notice. Redemptions during the initial term are possible and may be subject to an early redemption fee. In both instances income is accrued daily and distributions are paid monthly. Distributions can be reinvested.																
Medium (> 2 years)	Yes																	
Long (> 8 years)	Yes																	
Consumer's Risk (ability to bear loss) and Return profile																		
Low	Yes	The Fund is considered a low to medium risk fund. However as the Fund does not invest in shares, it is slightly less risky than the definition of medium risk provided in the TMD definitions.																
Medium	Yes																	
High	Yes	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 shorter term (>12 months).																
Very High	Yes																	
Consumer's need to withdraw money																		
Daily	No	See the product description above for the Consumer's investment timeframe for a detailed explanation on the ability to withdraw the investment.																
Weekly	No																	
Monthly	Potentially	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.																
Quarterly	Potentially																	
Annually or longer	Yes																	

Distribution conditions/restrictions

Distribution Condition	Distribution Condition Rationale
This product can only be distributed by TPT Wealth, its related bodies corporate or by authorised third parties. Distributors must take reasonable steps to ensure the product is distributed within the target market and can be distributed with or without financial product advice.	TPT Wealth is in a position to assess the education and competency of its own staff and that of third party introducers to ensure that they have training, knowledge and capability to determine whether the consumer is within the target market.

Review triggers	
Material change to key attributes, fund investment objective and/or fees.	Determination by the issuer of an ASIC reportable Significant Dealing.
Material deviation from benchmark / objective over sustained period.	Material or unexpectedly high number of complaints about the product or distribution of the product.
Key attributes have not performed as disclosed by a material degree and for a material period.	The use of Product Intervention Powers, regulator orders or directions that affects the product.

Review period	
Initial review	1 year, 3 months
Subsequent review	1 year, 3 months

Distributor Reporting requirement	Reporting period	Who this applies to
Complaints relating to the product design, product availability and distribution. The distributor should provide all the content of the complaint, having regard to privacy.	Within 10 business days following end of calendar quarter.	All distributors
Significant dealing outside of target market, under s994F(6) of the Act. See TMD 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
To the extent a distributor is aware, dealings outside the target market, including reason why acquisition is outside of target market, and whether acquisition occurred under personal advice.	Within 10 business days following end of calendar quarter.	All distributors

Distributors must report to or contact TPT Wealth electronically at Reporting@tptwealth.com.au