Version 2.0

Target Market Determination

Salaam Home Finance

Effective Date

4 May 2026

Issuer

Funder:
Salaam Finance Master Income Fund Pty Ltd
ACN 667 331 535

Manager:
Allied Financial Consulting Pty Limited
ACN 059 732 419
Australian Credit Licence 393845

The Manager arranges for the Funder to make the finance facility available.

Program Manager:
Salaam Finance Licensing Pty Ltd
ACN 666 538 076
Credit Representative Number 549757

1. Purpose of this Target Market Determination

This Target Market Determination (TMD) has been prepared in accordance with Part 7.8A of the Corporations Act 2001 (Cth) and associated regulatory requirements.

The purpose of this TMD is to describe:

- the class of consumers for whom the Salaam Home Finance is likely to be suitable;
- the distribution conditions applicable to the product;
- events and circumstances that would reasonably suggest this TMD is no longer appropriate; and
- the information distributors must provide to support ongoing monitoring and review.

This TMD is not a product disclosure document, credit guide, or statement of advice and does not consider the personal objectives, financial situation, or needs of any individual consumer. Consumers should obtain independent professional advice before entering into a finance arrangement.

2. Product Overview

The Salaam Home Finance is a Shariah-compliant residential property finance solution designed to assist eligible consumers in purchasing owner-occupied residential property.

The product enables consumers to acquire residential property through a financing structure comprising:

- an acquisition component that progressively increases the consumer's ownership interest; and
- an Ijarah payment calculated using the applicable facility rate.

The product provides flexibility for additional repayments without penalty and is secured by a mortgage over residential property.

3. Target Market

Consumers within the Target Market

This product is likely to be appropriate for consumers who:

Eligibility

- are Australian citizens or permanent residents residing in Australia;
- satisfy the issuer's credit and serviceability requirements;
- have an acceptable credit history and credit profile;
- are either:
    - PAYG employees with verifiable income; or
    - self-employed individuals able to provide satisfactory financial information for assessment.

Objectives

Consumers are seeking to:

- purchase an owner-occupied residential property;
- obtain Shariah-compliant finance;
- finance up to 85% of the property's value;
- progressively increase their ownership interest in the property over time;
- make additional repayments without incurring prepayment penalties.

Financial Situation

Consumers:

- have the financial capacity to meet ongoing repayment obligations;
- can service monthly instalments comprising an acquisition amount and Ijarah payment;
- have sufficient income stability to support the proposed financing arrangement.

Needs

Consumers require:

- a Shariah-compliant alternative to conventional residential mortgage products;

- long-term residential property finance;
- flexibility to make additional repayments;
- financing terms of between 10 and 30 years.

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4. Why the Product is Likely to Meet the Needs of the Target Market

The Salaam Home Finance is likely to meet the objectives, financial situation and needs of the target market because it:

- provides access to Shariah-compliant residential property finance;
- enables eligible consumers to finance up to 85% of a property's value;
- supports long-term home ownership through progressive acquisition of equity;
- allows consumers to make additional repayments without penalty;
- offers financing terms that align with typical residential property ownership objectives.

5. Product Features and Key Attributes

Feature	Description
Product Purpose	Residential owner-occupied property finance
Financing Structure	Acquisition component plus Ijarah payment
Minimum Finance Term	10 years
Maximum Finance Term	30 years
Minimum Finance Amount	$200,000
Maximum Finance Amount	$5,000,000
Financing to Value Ratio (FTV)	Up to 85%
Additional Repayments	Permitted without penalty
Redraw Facility	Not available
Offset Account	Not available

Fees and Charges

The following fees may apply:

Fee	Amount
Application Fee	$1,100 (non-refundable)

Fee	Amount
Valuation Fee	At cost
Documentation and Out-of-Pocket Costs	At cost
Annual Fee	$295

Settlement Payment

Payment	Amount
Purchasing and Custody Agent Payment	$100

6. Consumers for whom the Product is Not Appropriate

The Salaam Home Finance is unlikely to be appropriate for consumers who:

- do not meet the eligibility, credit, serviceability, or responsible lending requirements;
- do not require a Shariah-compliant financing solution;
- are seeking conventional mortgage products with broader product features;
- require a redraw facility;
- require an offset account;
- require fixed repayments or certainty of payment amounts for the full term of the finance arrangement;
- are purchasing property primarily for investment purposes;
- are seeking finance above 85% of the property's value.

7. Distribution Conditions

The product may only be distributed through approved distribution channels that have been assessed as appropriate for the target market.

Distribution Channel	Conditions
Direct (Online and Telephone)	Distribution may only be conducted by authorised and appropriately trained representatives.

Authorised representatives must:

- understand the features, costs, benefits and risks of the product;
- understand the target market described in this TMD;
- assess whether a consumer is likely to fall within the target market;
- comply with all applicable regulatory obligations;

- follow internal product governance and approval procedures.

The distribution conditions are appropriate because they help ensure the product is distributed to consumers for whom it is likely to be suitable.

8. Review Triggers

The following events and circumstances may reasonably suggest that this TMD is no longer appropriate:

- a significant dealing in the product that is inconsistent with this TMD;
- a material change to the product design or distribution strategy;
- a material change to product features, fees, charges, terms or conditions;
- a material change in law, regulation, regulatory guidance or economic conditions affecting the product;
- complaint levels reaching 10% or more of the total Salaam Home Finance portfolio;
- defaults or hardship applications reaching 5% or more of the total Salaam Home Finance portfolio;
- identification of systemic issues affecting the suitability of the product for the target market.

9. Review Periods

Review Type	Timing
Initial Review	4 May 2027
Ongoing Reviews	At least every 12 months after each review
Trigger Reviews	Within 10 business days of identification of a review trigger

10. Distributor Reporting Requirements

Distributors who engage in retail product distribution conduct must provide the following information to Salaam.

Information Type	Description	Reporting Timeframe
Specific Complaints	Details of individual complaints, including complainant details and nature of complaint	As soon as practicable and within 10 business days of receipt
General Complaint Data	Number and nature of complaints received	Quarterly
Significant Dealings	Details of any significant dealing inconsistent with this TMD, including dates, circumstances and reasons	As soon as practicable and within 10 business days of becoming aware

11. Record Keeping

Distributors must maintain adequate records demonstrating compliance with this TMD, including:

- consumer assessments;
- complaint records;
- significant dealing assessments;
- staff training records;
- monitoring and reporting activities.

Such records must be made available to Salaam upon request.