



**DomaCom**

**TARGET MARKET**

**DETERMINATION**

**Property Investment  
(Not Geared)**

# Property Investment (Not Geared)

---

This Target Market Determination (TMD) is required under section 994B of the Corporations Act 2001 (Cth) (the Act). It sets out the class of consumers for whom the product, including its key attributes, would likely be consistent with their likely objectives, financial situation and needs. In addition, the TMD outlines the triggers to review the target market and certain other information. It forms part of Melbourne Securities Corporation Limited's and DomaCom Australia Limited's design and distribution arrangements for the product.

This document is not a product disclosure statement and is not a summary of the product features or terms of the product. This document does not take into account any person's individual objectives, financial situation or needs. Persons interested in acquiring this product should carefully read the Product Disclosure Statement (PDS) for before making a decision whether to buy this product.

Important terms used in this TMD are defined in the TMD Definitions which supplement this document. Capitalised terms have the meaning given to them in the product's PDS, unless otherwise defined. The PDS can be obtained at: [www.domacom.com.au](http://www.domacom.com.au)

## Fund and Issuer Identifiers:

<b>Issuer</b>	Melbourne Securities Corporation Limited
<b>Issuer ABN</b>	ACN 160 326 545
<b>Issuer AFSL</b>	428289
<b>Manager</b>	DomaCom Australia Limited
<b>Manager ACN</b>	153 951 770
<b>Manager AFSL</b>	444365
<b>Issuer</b>	DomaCom Australia Limited
<b>Issuer ABN</b>	ACN 153 951 770
<b>Issuer AFSL</b>	444365
<b>Fund</b>	DomaCom Fund
<b>ARSN</b>	167 020 626
<b>APIR Code</b>	NA – an APIR code is allocated for each sub-fund once a property has been acquired
<b>ISIN Code</b>	NA – an AISIN is allocated for each sub-fund once a property has been acquired
<b>Date TMD approved</b>	21 June 2023
<b>TMD Version</b>	V2.1
<b>TMD Status</b>	Current

# Property Investment (Not Geared)

<b>Product Description</b>	<p><b>An ungeared property sub-Fund is a product offering the following key features:</b></p> <ul style="list-style-type: none"> <li>- Investment exposure to the Australian property market</li> <li>- The investment is funded totally by equity i.e. there is no debt</li> <li>- Investment in a fraction of a specific property with other like-minded investors</li> </ul>																		
<b>Target Market</b>	<p><b>Needs, Objectives and Financial Situation of the Target Market</b></p> <p><b>Class of Customer</b> This product is targeted at the class of customer which meets the below needs, objectives and financial situation.</p> <p><b>Needs and Objectives</b> This product is designed for individuals or entities who:</p> <ul style="list-style-type: none"> <li>- Wish to gain exposure to the Australian investment property market without having to acquire the whole property themselves</li> <li>- Seek to create a diversified portfolio across asset classes</li> <li>- Are looking for diversification in the property investment component of their portfolio</li> <li>- Do not want to fund a property investment with debt</li> <li>- Want to receive both rental income and capital growth from their property investment</li> </ul> <p><b>Financial Situation</b> This product is designed for individuals or entities who:</p> <ul style="list-style-type: none"> <li>- May not have the capacity to acquire a whole property as an investment</li> <li>- Accept that this product is long term in nature with sub-Funds ranging in duration from 5 to 30 years</li> <li>- Understand the liquidity options available to them to exit their investment either through the expiry of the investments term, wind-up of an investment through unitholder vote or the sale of units via the DomaCom liquidity facility</li> </ul>																		
<b>TMD Indicator</b>	<p>Based on the Product Description and Target Market described above, the TMD Indicator, indicates whether a consumer meeting the following attributes is likely to be in the target market for this product:</p> <p> <span style="color: green;">■</span> In target market              <span style="color: yellow;">■</span> Potentially in target market              <span style="color: red;">■</span> Not in target market         </p>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: left;">Consumer Attributes</th> </tr> <tr> <th style="width: 40%;">Investment Objective</th> <th style="width: 10%;">TMD</th> <th style="width: 50%;"></th> </tr> </thead> <tbody> <tr> <td>Capital Growth</td> <td style="background-color: green;"></td> <td rowspan="5">A Property Investment (Not Geared) Sub-Fund aims to provide investors with an exposure to an underlying property investment without utilising debt funding. Investors may benefit from income returns and the potential for capital growth.</td> </tr> <tr> <td>Capital Preservation</td> <td style="background-color: red;"></td> </tr> <tr> <td>Capital Guaranteed</td> <td style="background-color: red;"></td> </tr> <tr> <td>Income Distribution</td> <td style="background-color: green;"></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>		Consumer Attributes			Investment Objective	TMD		Capital Growth		A Property Investment (Not Geared) Sub-Fund aims to provide investors with an exposure to an underlying property investment without utilising debt funding. Investors may benefit from income returns and the potential for capital growth.	Capital Preservation		Capital Guaranteed		Income Distribution			
Consumer Attributes																			
Investment Objective	TMD																		
Capital Growth		A Property Investment (Not Geared) Sub-Fund aims to provide investors with an exposure to an underlying property investment without utilising debt funding. Investors may benefit from income returns and the potential for capital growth.																	
Capital Preservation																			
Capital Guaranteed																			
Income Distribution																			

# Property Investment (Not Geared)

Investment Timeframe	TMD	
Short (<2 years)		Sub-Fund terms can range and may be set to a maximum of 30 years. At the end of a Sub-Funds term, unitholders vote to either wind-up or extend the Sub-Funds term by Ordinary Resolution. Investors may also, at any time, vote to wind-up up a Sub-Fund via a Special Resolution vote of unitholders. Individual investors may also utilise the DomaCom liquidity facility to exit their investment at any time subject to there being a willing buyer of those units.
Medium (>2 years & <8 years)		
Long (>8 years)		
Need to withdraw money		
Daily		All Sub-Funds have a set investment period as outlined in the relevant Supplementary Product Disclosure Statement. Sub-Fund can have a range of terms up to a maximum of 30 years. At the end of the set time period unitholders may vote to wind-up or extend the time period for the sub-Fund. Investors may also vote to wind-up a Sub-Fund at any time by Special Resolution. Individual investors may also exit their investment using the DomaCom liquidity facility depending on the availability of buyers of any units offered.
Weekly		
Monthly		
Quarterly		
Annual or longer		
Intended Product Use		
Solution/ Standalone (>75%)		The DomaCom Fund enables investors to diversify their investments across multiple asset classes including property, mortgage-backed loans and Special Opportunities. Within the property asset class investors may diversify across property types and geographic locations.
Core Component (25-75%)		
Small Allocation (<25%)		
Risk and Return Profile		
Low		A Property Investment (Not Geared) Sub-Fund aims to provide investors with access to the returns from an ungeared property investment including income and the potential for capital growth.
Medium		
High		
Very High		
<b>Distribution Conditions</b>	This product can only be offered and/or issued in accordance with the relevant product terms and conditions outlined in the Product Disclosure Statement (as	

# Property Investment (Not Geared)

	<p>amended from time to time) and is subject to the following further Distribution Conditions:</p> <ul style="list-style-type: none"> <li>▪ Can be distributed to retail investors via the DomaCom Fund Product Disclosure Statement</li> <li>▪ Consumer must accept the Supplementary Product Disclosure Statement for a specific investment opportunity</li> <li>▪ Consumer must acquire the product through a financial adviser under Personal or General Advice or directly from DomaCom</li> </ul>			
<b>Initial Review</b>	Within one (1) year of the effective date			
<b>Periodic Reviews</b>	At least every two (2) years from the initial review			
<b>Review Triggers &amp; Information Requirements</b>	Where the issuer or DomaCom determines that any of the below triggers has occurred, this TMD will be reviewed:			
	<b>Review Trigger</b>	<b>Information Requirements</b>	<b>Provider</b>	<b>Reporting Frequency</b>
	Changes	Material change to key attributes, investment objective and/or fees	Chief Compliance and Risk Officer	As required
	Complaints	The number, nature and outcomes of complaints received.	Chief Compliance and Risk Officer	Bi-Monthly
	Significant dealing outside the target market	The nature and circumstances of the significant dealing, the number of consumers affected and report whether consumer harm or detriment has or is likely to occur.	Chief Operating Officer	Bi-Monthly
	Dealings outside the market	A financial adviser must confirm, within the product application form, whether: <ul style="list-style-type: none"> <li>-they believe the consumer is in the Target Market,</li> <li>-the product application supports</li> </ul>	Distributor/Adviser	Bi-Monthly

# Property Investment (Not Geared)

		the implementation of personal product advice, and -where applicable, the reasons why the consumer is not in the Target Market.		
--	--	--	--	--

Distributor Reporting Requirements		
This part is required under section 994B(5)(g) and (h) of the Act.		
Reporting requirement	Reporting period	Which distributors this requirement applies to
Complaints (as defined in section 994A (1) of the Act) relating to the product design, product availability and distribution. The distributor should provide all the content of the complaint, having regard to privacy.	As soon as the Distributor has received the complaint.	All distributors
Significant dealing outside of target market, under s994F (6) of the Act. See Definitions for further detail.	As soon as practicable but no later than 10 business days after distributor becomes aware of the significant dealing.	All distributors
To the extent a distributor is aware of dealings outside the target market these should be reported to the issuer, 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

If practicable, distributors should adopt the FSC data standards for reports to the Issuer. Distributors must report to the Issuer using the quarterly compliance report or other method specified by the issuer and should send reports to the issuer via email to trustee@msc.group with the subject line 'DDO Reporting – DomaCom Fund'. The Issuer can also be contacted in relation to this TMD on 1300 190 198.

This TMD is issued by Melbourne Securities Corporation Limited ACN 160 326 545 AFSL No. 428289 in its capacity as the responsible entity and issuer of the interests in the managed investment scheme referred to in this TMD. This TMD includes general information only and does not take into account your individual objectives, financial situation, needs or circumstances. Before making any investment decision, you should assess whether the material is appropriate for you and read the product disclosure statement for the product. The PDS can be obtained at [www.domacom.com.au](http://www.domacom.com.au).

# Property Investment (Not Geared)

To the maximum extent permitted by law, no liability is accepted for any loss or damage as a result of any reliance on this information. This TMD does not constitute a financial product recommendation or an offer or solicitation with respect to the purchase or sale of the product in any jurisdiction. This material is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.

<b>Definitions</b>	
<b>Consumer's Investment Objective</b>	
Capital Growth	The consumer seeks to invest in a product designed to generate capital return. The consumer prefers exposure to growth assets or otherwise seeks an investment return above the current inflation rate.
Capital Preservation	The consumer seeks to invest in a product to reduce volatility and minimise loss in a market down-turn. The consumer prefers exposure to defensive assets (such as cash or fixed income securities) that are generally lower in risk and less volatile than growth investments.
Capital Guaranteed	The consumer seeks a guarantee or protection against capital loss whilst still seeking the potential for capital growth (typically gained through a derivative arrangement). The consumer would likely understand the complexities, conditions and risks that are associated with such products.
Income Distribution	The consumer seeks to invest in a product designed to distribute regular and/or tax-effective income. The consumer prefers exposure to income-generating assets (typically, high dividend-yielding equities, fixed income securities and money market instruments).
<b>Consumer's Intended Product Use (% of Investible Assets)</b>	
Solution/standalone (75-100%)	The consumer intends to hold the investment as either a part or the majority (up to 100%) of their total investable assets (see definition below). The consumer typically prefers exposure to a product with at least High <i>portfolio diversification</i> (see definitions below).
Core component (25-75%)	The consumer intends to hold the investment as a major component, up to 75%, of their total investable assets (see definition below). The consumer typically prefers exposure to a product with at least Medium <i>portfolio diversification</i> (see definitions below).
Satellite (<25%)	The consumer intends to hold the investment as a smaller part of their total portfolio, as an indication it would be suitable for up to 25% of the total investable assets (see definition below). The consumer is likely to be comfortable with exposure to a product with Low <i>portfolio diversification</i> (see definitions below).
Investible Assets	Those assets that the investor has available for investment, excluding the family home.
<b>Consumer's intended investment timeframe</b>	

# Property Investment (Not Geared)

Short (≤ 2 years)	The consumer has a short investment timeframe and may wish to redeem within two years.
Medium (> 2 years)	The consumer has a medium investment timeframe and is unlikely to redeem within two years.
Long (> 8 years)	The consumer has a long investment timeframe and is unlikely to redeem within eight years.
<b>Consumer's Risk (ability to bear loss) and Return profile</b>	
Low	The consumer is conservative or low risk in nature, seeks to minimise potential losses (e.g. has the ability to bear up to 1 negative return over a 20-year period (SRM 1 to 2)) and is comfortable with a low target return profile. Consumer typically prefers defensive assets such as cash and fixed income.
Medium	The consumer is moderate or medium risk in nature, seeking to minimise potential losses (e.g. has the ability to bear up to 4 negative returns over a 20-year period (SRM 3 to 5)) and comfortable with a moderate target return profile. Consumer typically prefers a balance of growth assets such as shares, property and alternative assets and defensive assets such as cash and fixed income.
High	The consumer is higher risk in nature and can accept higher potential losses (e.g. has the ability to bear up to 6 negative returns over a 20-year period (SRM 6)) in order to target a higher target return profile. Consumer typically prefers predominantly growth assets such as shares, property and alternative assets with only a smaller or moderate holding in defensive assets such as cash and fixed income.
Very High	The consumer has a more aggressive or very high-risk appetite, seeks to maximise returns and can accept higher potential losses (e.g. has the ability to bear 6 or more negative returns over a 20-year period (SRM 7) and possibly other risk factors, such as leverage). Consumer typically prefers growth assets such as shares, property and alternative assets.
<b>Consumer's need to withdraw money</b>	
Daily/Weekly/Monthly/Quarterly/ Annually or longer.	The consumer seeks to invest in a product which permits redemption requests at this frequency under ordinary circumstances and the issuer is typically able to meet that request within a reasonable period.
<b>Distributor Reporting</b>	
Significant dealings	Section 994F (6) of the Act requires distributors to notify the issuer if they become aware of a significant dealing in the product that is not consistent with the TMD. Neither the Act nor ASIC defines when



# Property Investment (Not Geared)

	<p>a dealing is 'significant' and distributors have discretion to apply its ordinary meaning.</p> <p>The issuer will rely on notifications of significant dealings to monitor and review the product, this TMD, and its distribution strategy, and to meet its own obligation to report significant dealings to ASIC. Dealings outside this TMD may be significant because:</p> <ul style="list-style-type: none"> <li>• they represent a material proportion of the overall distribution conduct carried out by the distributor in relation to the product, or</li> <li>• they constitute an individual transaction which has resulted in, or will or is likely to result in, significant detriment to the consumer (or class of consumer).</li> </ul> <p>In each case, the distributor should have regard to:</p> <ul style="list-style-type: none"> <li>• the nature and risk profile of the product (which may be indicated by the product's risk rating or withdrawal timeframes),</li> <li>• the actual or potential harm to a consumer (which may be indicated by the value of the consumer's investment, their intended product use or their ability to bear loss), and</li> <li>• the nature and extent of the inconsistency of distribution with the TMD (which may be indicated by the number of red or amber ratings attributed to the consumer).</li> </ul> <p>Objectively, a distributor may consider a dealing (or group of dealings) outside the TMD to be significant if:</p> <ul style="list-style-type: none"> <li>• it constitutes more than half of the distributor's total retail product distribution conduct in relation to the product over the reporting period,</li> <li>• the consumer's intended product use is Solution / Standalone, or</li> <li>• the consumer's intended product use is Core component and the consumer's risk (ability to bear loss) and return profile is Low.</li> </ul>																								
<p><b>Relevant SPDS</b></p>	<table border="1"> <thead> <tr> <th data-bbox="592 1455 776 1482"><b>DMC number</b></th> <th data-bbox="987 1455 1092 1482"><b>Address</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="592 1486 776 1514">DMC0005AU</td> <td data-bbox="792 1486 1333 1514">811/127 Leicester Street, CARLTON Vic 3053</td> </tr> <tr> <td data-bbox="592 1518 776 1545">DMC0006AU</td> <td data-bbox="792 1518 1333 1545">806/127 Leicester Street, CARLTON Vic 3053</td> </tr> <tr> <td data-bbox="592 1549 776 1577">DMC0007AU</td> <td data-bbox="792 1549 1333 1577">803/127 Leicester Street, CARLTON Vic 3053</td> </tr> <tr> <td data-bbox="592 1581 776 1608">DMC0008AU</td> <td data-bbox="792 1581 1333 1608">808/127 Leicester Street, CARLTON Vic 3053</td> </tr> <tr> <td data-bbox="592 1612 776 1640">DMC0009AU</td> <td data-bbox="792 1612 1333 1640">606/127 Leicester Street, CARLTON Vic 3053</td> </tr> <tr> <td data-bbox="592 1644 776 1671">DMC0114AU</td> <td data-bbox="792 1644 1369 1671">1/388-390 Burwood Highway, BURWOOD 3125</td> </tr> <tr> <td data-bbox="592 1675 776 1703">DMC0117AU</td> <td data-bbox="792 1675 1308 1703">31 PARKFIELD LOOP, PARALOWIE SA 5108</td> </tr> <tr> <td data-bbox="592 1707 776 1734">DMC0118AU</td> <td data-bbox="792 1707 1308 1734">29 PARKFIELD LOOP, PARALOWIE SA 5108</td> </tr> <tr> <td data-bbox="592 1738 776 1766">DMC0119AU</td> <td data-bbox="792 1738 1369 1766">604/127 LEICESTER STREET, CARLTON VIC 3053</td> </tr> <tr> <td data-bbox="592 1770 776 1797">DMC0121AU</td> <td data-bbox="792 1770 1320 1797">5 PROSPECT STREET, SILKSTONE QLD 4304</td> </tr> <tr> <td data-bbox="592 1801 776 1829">DMC0124AU</td> <td data-bbox="792 1801 1308 1829">25 PARKFIELD LOOP, PARALOWIE SA 5108</td> </tr> </tbody> </table>	<b>DMC number</b>	<b>Address</b>	DMC0005AU	811/127 Leicester Street, CARLTON Vic 3053	DMC0006AU	806/127 Leicester Street, CARLTON Vic 3053	DMC0007AU	803/127 Leicester Street, CARLTON Vic 3053	DMC0008AU	808/127 Leicester Street, CARLTON Vic 3053	DMC0009AU	606/127 Leicester Street, CARLTON Vic 3053	DMC0114AU	1/388-390 Burwood Highway, BURWOOD 3125	DMC0117AU	31 PARKFIELD LOOP, PARALOWIE SA 5108	DMC0118AU	29 PARKFIELD LOOP, PARALOWIE SA 5108	DMC0119AU	604/127 LEICESTER STREET, CARLTON VIC 3053	DMC0121AU	5 PROSPECT STREET, SILKSTONE QLD 4304	DMC0124AU	25 PARKFIELD LOOP, PARALOWIE SA 5108
<b>DMC number</b>	<b>Address</b>																								
DMC0005AU	811/127 Leicester Street, CARLTON Vic 3053																								
DMC0006AU	806/127 Leicester Street, CARLTON Vic 3053																								
DMC0007AU	803/127 Leicester Street, CARLTON Vic 3053																								
DMC0008AU	808/127 Leicester Street, CARLTON Vic 3053																								
DMC0009AU	606/127 Leicester Street, CARLTON Vic 3053																								
DMC0114AU	1/388-390 Burwood Highway, BURWOOD 3125																								
DMC0117AU	31 PARKFIELD LOOP, PARALOWIE SA 5108																								
DMC0118AU	29 PARKFIELD LOOP, PARALOWIE SA 5108																								
DMC0119AU	604/127 LEICESTER STREET, CARLTON VIC 3053																								
DMC0121AU	5 PROSPECT STREET, SILKSTONE QLD 4304																								
DMC0124AU	25 PARKFIELD LOOP, PARALOWIE SA 5108																								

## Property Investment (Not Geared)

DMC0125AU	15 POMMER STREET, BRASSALL QLD 4305
DMC0127AU	65 Fazzolari Circuit, Paralowie SA 5110
DMC0129AU	27 PARKFIELD LOOP, PARALOWIE SA 5108
DMC0133AU	21 PARKFIELD LOOP, PARALOWIE SA 5108
DMC0134AU	3 PARKFIELD LOOP, PARALOWIE SA 5108
DMC0136AU	4 STACEY COURT, MUNNO PARA WEST SA 5115
DMC0137AU	117/36 QUEEN VICTORIA ST, FREMANTLE 6160
DMC0138AU	LOT 40/33 JUNCTION DR, REDBANK PLAINS 4301
DMC0139AU	LOT 15/225 SUTTON ST, WARRAGUL VIC 3820
DMC0140AU	9 ATHENA DRIVE, RISDON VALE TAS 7016
DMC0141AU	UNIT 7/37 WILDEY STREET, RACEVIEW QLD 4305
DMC0142AU	3 ISLA COURT, MUNNO PARA WEST SA 5115
DMC0145AU	27 Rivina Circuit, COOMERA QLD 4209
DMC0146AU	APT 419/14 DAVID STREET, RICHMOND VIC 3121
DMC0149AU	13 ATHENA DRIVE, RISDON VALE TAS 7016
DMC0150AU	UNIT 8/37 WILDEY STREET, RACEVIEW QLD 4305
DMC0151AU	109 CHELLASTON RD, MUNNO PARA WEST 5115
DMC0152AU	3/157-159 WALCOTT ST, MOUNT LAWLEY 6050
DMC0153AU	7/157-159 WALCOTT ST, MOUNT LAWLEY 6050
DMC0154AU	123 FERNBROOKE BLVD, REDBANK PLAINS 4301
DMC0155AU	LOT 1241/60 DEVONSHIRE RD, ROSSMORE 2557
DMC0156AU	LOT 123/64 Devonshire Road, Rossmore 2557
DMC0157AU	UNIT 18/37 WILDEY STREET, RACEVIEW QLD 4305
DMC0158AU	5 MATTHIAS WAY, LEICHHARDT QLD 4305
DMC0159AU	9 EMMETTS FARM ROAD, ROSSMORE NSW 2557
DMC0164AU	30 ATHENA DRIVE, RISDON VALE TAS 7016
DMC0167AU	54 Watts Road, Kemps Creek NSW 2178
DMC0177AU	3/227 High Forest Road, Omeo VIC 3898
DMC0184AU	9/117 Royal Street, Tuart Hill, WA, 6060
DMC0187AU	811/5 Everage Street, Moonee Ponds, VIC, 3039
DMC2157AU	103/5 Bermagui Court, Buddina, QLD, 4575
DMC9217AU	2 Molakai Drive, Mountain Creek, QLD, 4557
DMC3742AU	46 Ian Crescent, Chester Hill NSW 2162