

## Schedule of Interest Rates – Lending

Effective 21 August 2025

Product	Payment Type	Loan Valuation Ratio	Variable Rate Discounted		Variable Rate Standard		1 Year Fixed Rate		2 Year Fixed Rate		3 Year Fixed Rate		5 Year Fixed Rate	
			Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.
Kickstarter Home Loan <sup>1</sup>	Principal and Interest	LVR <70%	5.34%	5.34%	6.91%	6.91%								
		LVR <80%	5.39%	5.39%	7.01%	7.01%								
		LVR <90% <sup>2</sup>	5.80%	5.80%	7.42%	7.42%								
Health Wealth Happiness Home Loan <sup>3</sup>	Principal and Interest	LVR <70%	5.49%	5.53%	7.01%	7.05%	6.79%	5.66%	6.99%	5.82%	6.63%	5.85%	6.90%	6.15%
		LVR <80%	5.54%	5.58%	7.11%	7.15%	6.89%	5.72%	7.09%	5.88%	6.73%	5.92%	7.00%	6.22%
		LVR <90% <sup>2</sup>	5.89%	5.93%	7.46%	7.50%	7.04%	6.05%	7.24%	6.20%	6.88%	6.21%	7.15%	6.49%
	Interest Only	LVR < 70%	6.24%	6.27%	7.91%	7.94%	7.15%	6.34%	7.45%	6.45%	6.84%	6.40%	7.36%	6.66%
		LVR <80%	6.34%	6.37%	8.06%	8.09%	7.25%	6.44%	7.55%	6.56%	6.94%	6.50%	7.46%	6.77%
		LVR <90% <sup>2</sup>	6.49%	6.52%	8.21%	8.24%	7.40%	6.59%	7.70%	6.71%	7.09%	6.66%	7.61%	6.92%
Health Wealth Happiness Package <sup>3</sup>	Principal and Interest	LVR <70%	5.34%	5.70%	7.01%	7.34%	6.64%	5.83%	6.84%	5.99%	6.48%	6.02%	6.75%	6.32%
		LVR <80%	5.39%	5.75%	7.11%	7.44%	6.74%	5.89%	6.94%	6.05%	6.58%	6.08%	6.85%	6.39%
		LVR <90% <sup>2</sup>	5.74%	6.10%	7.46%	7.79%	6.89%	6.21%	7.09%	6.36%	6.73%	6.38%	7.00%	6.65%
	Interest Only	LVR <70%	6.09%	6.42%	7.91%	8.22%	7.00%	6.53%	7.30%	6.67%	6.69%	6.59%	7.21%	6.90%
		LVR <80%	6.19%	6.51%	8.06%	8.37%	7.10%	6.63%	7.40%	6.77%	6.79%	6.69%	7.31%	7.00%
		LVR <90% <sup>2</sup>	6.34%	6.66%	8.21%	8.52%	7.25%	6.77%	7.55%	6.92%	6.94%	6.84%	7.46%	7.15%

Australian Unity Bank Limited

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Product	Payment Type	Loan Valuation Ratio	Variable Rate Discounted		Variable Rate Standard		1 Year Fixed Rate		2 Year Fixed Rate		3 Year Fixed Rate		5 Year Fixed Rate	
			Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.	Interest Rate p.a.	Comparison Rate p.a.
Wealth Builder Investor Loan <sup>4</sup>	Principal and Interest	LVR <70%	5.84%	5.88%	7.11%	7.15%	6.89%	5.99%	7.04%	6.12%	6.73%	6.13%	7.03%	6.41%
		LVR <80%	5.89%	5.93%	7.36%	7.40%	6.94%	6.04%	7.09%	6.17%	6.83%	6.20%	7.08%	6.46%
		LVR <90% <sup>2</sup>	6.14%	6.18%	7.46%	7.50%	7.19%	6.29%	7.34%	6.42%	6.93%	6.41%	7.33%	6.71%
	Interest Only	LVR <70%	5.99%	6.02%	7.86%	7.89%	6.99%	6.10%	7.14%	6.19%	6.83%	6.20%	7.13%	6.41%
		LVR <80%	6.09%	6.12%	8.11%	8.14%	7.04%	6.19%	7.19%	6.29%	6.93%	6.30%	7.18%	6.50%
		LVR <90% <sup>2</sup>	6.34%	6.37%	8.21%	8.24%	7.29%	6.45%	7.44%	6.54%	7.03%	6.52%	7.43%	6.76%
Wealth Builder Investor Package <sup>4</sup>	Principal and Interest	LVR <70%	5.69%	6.05%	7.01%	7.34%	6.74%	6.15%	6.89%	6.28%	6.58%	6.30%	6.88%	6.57%
		LVR <80%	5.74%	6.09%	7.36%	7.69%	6.79%	6.20%	6.94%	6.33%	6.68%	6.36%	6.93%	6.62%
		LVR <90% <sup>2</sup>	5.99%	6.34%	7.46%	7.79%	7.04%	6.45%	7.19%	6.58%	6.78%	6.57%	7.18%	6.87%
	Interest Only	LVR <70%	5.84%	6.17%	7.81%	8.12%	6.84%	6.29%	6.99%	6.41%	6.68%	6.41%	6.98%	6.66%
		LVR <80%	5.94%	6.27%	8.11%	8.42%	6.89%	6.38%	7.04%	6.50%	6.78%	6.51%	7.03%	6.73%
		LVR <90% <sup>2</sup>	6.19%	6.51%	8.21%	8.52%	7.14%	6.63%	7.29%	6.74%	6.88%	6.72%	7.28%	6.99%

## Closed products – no longer available for sale\*

Credit Card		
Product	Purchase Rate p.a.	Cash Advance Rate p.a.
Low Rate Visa Credit Card*	9.90%	18.99%

\*Open only to new home loan applicants

Personal Loan		
Product	Interest Rate p.a.	Comparison Rate p.a.
Car Loan	7.74%	8.75%
Secured Personal Loan	8.29%	9.64%
Unsecured Personal Loan	14.29%	15.69%

### IMPORTANT INFORMATION

The interest rates quoted within this schedule apply to owner occupier home loans, investment loans, consumer lending and SMSF lending. The interest rates are effective as at the date of this schedule and apply to new and existing customers as indicated. Australian Unity reserves the right to change interest rates and fees and charges at any time. Normal lending criteria apply. Applications are subject to normal credit approval. Full terms and conditions, standard fees and charges are available from us or by visiting our [Terms and Conditions](#) page. Home loans must be fully secured by real estate property mortgage

<sup>1,3,4</sup> Available for new loans only. The rate includes a discount off the standard variable rate.

<sup>2</sup> If you're borrowing more than 80% of the value of the property you will need to pay additional fees called Lenders Mortgage Insurance (LMI).

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### COMPARISON RATES

**Home Loans:** Comparison Rate is based on a secured loan \$150,000 over a term of 25 years with monthly repayments. **WARNING:** the Comparison Rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers are not included in the comparison rate but may influence the cost of the loan. Comparison rates for variable Interest Only loans are based on an initial 5 year Interest Only period. Comparison rates for fixed Interest Only loans are based on an initial Interest Only period equal to the fixed period. During an interest only period, your interest only payments will not reduce your loan balance. This may mean you pay more interest over the life of the loan.

**Secured Personal Loans and Car Loans:** Comparison rate calculation is based on a secured loan of \$10,000 for a term of 3 years with monthly repayments unless otherwise stated. WARNING: The Comparison Rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers are not included in the comparison rate but may influence the cost of the loan.

**Unsecured Personal Loans:** Comparison rate calculation is based on an unsecured loan of \$10,000 for a term of 3 years with monthly repayments unless otherwise stated. WARNING: The Comparison Rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers are not included in the comparison rate but may influence the cost of the loan.