

We're updating how certain home and business loan fees are described in your loan agreement. These changes take effect from **1 September 2026**.

These changes are designed to make our fees clearer and easier to understand. They do not affect your interest rate or regular repayments.

## What's changing?

### **Establishment fee**

The Establishment fee applies **when a new loan or facility is first set up**.

- It is **not charged again** if you later make changes to your loan or borrow more against only the same property, provided the borrowers remain unchanged.
- Other fees may apply if there are changes to your loan or you borrow more against the same property (see below).

### **Additional loan / top-up fee**

This fee applies when you borrow more (increase your loan amount) using security we already hold for your loan/s.

This may include where we provide the additional funds by replacing your existing loan with a new loan.

This fee was previously included within other fee descriptions and is now shown separately.

If you take out a new loan, or borrow more using a new security, an Establishment fee applies instead.

#### Fee amounts:

- **Home Loans:** \$350, plus \$250 for each additional security
- **Business Loans:** 0.25% of the increased loan amount (minimum \$450).

### **Conversion fee**

We are clarifying that a Conversion fee may apply when you **change the type or structure of your loan without borrowing more**. This includes:

- changing loan products, including switching between fixed and variable interest rate options
- switching between Principal & Interest and Interest Only repayments
- changing the loan purpose (e.g. Owner Occupied to Investment)
- splitting your loan into separate accounts.

#### Fee amounts:

- \$350 for the first loan account, and
- \$250 for each additional loan account changed at the same time.

*This fee has been reduced from \$500 to \$350 for switching to another product from a Standard Home Loan and Line of Credit.*

### **Examples of when fees apply**

Here are some examples to help explain when each fee may apply:

- **New loan**

*John takes out a new home loan to buy a property.*

→ An Establishment fee applies.

- **Borrowing more**

*John already has a home loan and borrows more to renovate his home.*

→ An Additional loan / top-up fee applies.

- **Changing the type of loan (without borrowing more)**

*John switches his loan from a variable rate to a fixed rate but doesn't borrow more money.*

→ A Conversion fee applies.

- **Changing the type of loan (and borrows more)**

*John switches his loan from a variable rate to a fixed rate and borrows more to renovate his home*

→ An Additional loan / top-up fee applies.

→ A Conversion fee does not apply.

- **Changing how the loan is set up**

*John splits his loan into two parts - one fixed and one variable - without increasing the total loan amount.*

→ A Conversion fee applies.

- **Changing borrowers or ownership**

*John and Jane have a home loan together. Jane buys out John and takes over the loan in her own name.*

→ A new loan is set up.

→ An Establishment fee applies.

### **Ultimate Home Loans**

For Ultimate Home Loans:

- No Conversion fee applies when switching **to** an Ultimate Home Loan
- A Conversion fee applies when switching **from** an Ultimate Home Loan
- Additional loan / top-up fee may be waived for existing Ultimate Home Loan customers
- An annual package fee still applies for the Ultimate Home Loan Package.

### **Find out more**

This document outlines changes being made to selected loan fees and does not reflect all fees that may apply to your loan. View full details in our Lending Fees & Charges guide and Terms & Conditions at [greater.com.au/termsandconditions](https://greater.com.au/termsandconditions).

For help, contact us on 13 13 86 or visit your nearest branch. Information about our complaints process is available at [greater.com.au/complaints](https://greater.com.au/complaints).