

# Notice Of Change Of Interest Rates

The following Home Loan interest rates will increase effective 1 June 2026, including variable home loan interest rates for home loan products that have been removed from sale as follows:

Home Loan Product	Product Type	Owner Occupied Principal & Interest p.a.	Owner Occupied Interest Only p.a.	Investor Principal & Interest p.a.	Investor Interest Only p.a.
Your Way	Basic Variable	5.19%, 5.39%, 5.64%, 5.74%, 5.84%, 5.89%, 5.99%, 5.44%, 5.54%, 5.69%, 6.14%, 5.84%, 5.94%, 5.79%, 5.59%, 5.49%, 5.40%	5.99%, 6.04%, 6.14%, 6.29%, 6.24%, 6.54%, 5.89%, 6.39%, 6.09%	5.89%, 5.94%, 5.99%, 6.04%, 6.14%, 6.19%, 6.29%, 6.44%, 5.69%, 5.74%, 6.09%, 6.24%, 6.03%	6.59%, 6.24%, 6.29%, 6.44%, 5.89%, 6.00%, 6.34%, 6.84%, 6.19%, 6.09%, 6.14%, 6.04%
	Basic Variable LVR^ up to 60%	5.39%, 5.44%, 5.64%, 5.74%, 5.76%, 5.84%, 5.89%, 5.99%	5.99%, 6.14%, 6.29%, 6.39%, 6.09%	5.89%, 5.94%, 5.99%, 6.04%, 6.14%, 6.19%, 6.29%, 6.09%	5.89%, 5.99%, 6.14%, 6.24%, 6.44%, 6.54%, 6.59%, 6.69%, 6.34%, 6.34%
	Basic Variable LVR^ >60 to 70%	5.64%, 5.74%, 5.84%, 6.04%, 5.94%	6.09%, 6.19%, 6.24%, 6.29%	5.99%, 6.09%, 6.14%, 6.19%	6.34%, 6.54%, 6.44%, 6.09%
	Basic Variable LVR^ >70 to 80%	5.64%, 5.84%, 5.89%, 6.04%, 5.94%	6.09%, 6.19%, 6.29%	6.04%, 6.09%, 6.19%, 6.34%	6.34%
	Basic Variable LVR^ >80 to 90%	5.44%, 5.64%, 5.84%, 6.14%, 6.24%, 6.49%, 6.54%, 6.64%	6.39%, 6.49%, 6.54%	5.74%, 5.94%, 6.19%, 6.39%, 6.44%, 6.79%, 6.94%, 6.49%	6.64%, 7.24%
	Basic Variable LVR^ >90%	6.49%, 6.69%	6.74%, 6.89%	6.74%, 6.79%	6.99%
	Variable LVR^ up to 60%	5.34%, 5.64%, 5.69%, 5.84%, 5.89%, 5.99%, 6.09%, 6.19%, 5.74%, 5.60%, 6.04%, 6.14%, 6.24%, 5.79%, 5.68%, 5.54%	5.99%, 6.09%, 6.24%, 6.29%, 6.59%, 5.79%, 5.74%	5.89%, 5.99%, 6.14%, 6.29%, 6.39%, 6.49%, 5.64%, 6.04%, 6.19%, 6.34%, 6.44%, 6.54%, 6.09%	6.19%, 6.24%, 6.54%, 6.79%, 6.89%, 6.14%, 6.59%, 6.94%, 6.34%
Variable LVR^ >60 to 70%	5.64%, 5.69%, 5.74%, 5.84%, 5.94%, 5.99%, 5.49%, 5.89%, 6.04%, 6.14%, 6.24%, 5.49%	5.20%, 6.09%, 6.19%, 6.29%, 6.34%, 6.54%, 6.64%, 5.74%	5.99%, 6.09%, 6.24%, 6.04%, 6.14%, 6.19%, 6.29%, 6.34%, 6.44%, 6.54%, 5.94%, 5.89%	6.29%, 6.34%, 6.59%, 6.64%, 6.94%, 6.44%, 6.24%	
Variable LVR^ >70 to 80%	5.64%, 5.69%, 5.74%, 5.84%, 5.94%, 6.04%	6.19%, 6.29%	5.89%, 6.09%, 5.99%, 6.19%	6.34%, 6.44%, 6.24%	
Variable LVR^ >60% to 80%	5.59%, 5.69%, 5.74%, 5.84%, 5.89%, 5.94%, 5.99%, 6.09%, 6.19%	5.84%, 6.09%, 6.19%, 6.24%, 6.34%, 6.39%, 6.49%, 6.59%	5.99%, 6.14%, 6.24%, 6.29%, 6.39%, 6.49%	6.54%, 6.64%, 6.89%	
Variable LVR^ >80 to 90%	5.64%, 5.74%, 5.84%, 5.89%, 6.09%, 6.14%, 6.19%, 6.34%, 6.44%, 6.24%, 6.39%, 6.49%, 5.94%, 6.04%	6.49%, 6.39%	6.14%, 6.19%, 6.39%, 6.64%, 6.74%, 6.69%, 5.89%, 6.04%, 6.09%, 6.79%, 6.44%	6.64%, 6.74%	
Variable LVR^ >90%	5.84%, 5.89%, 6.24%, 6.34%, 6.59%, 6.69%, 6.64%, 6.59%, 5.94%, 6.09%, 6.39%, 6.49%, 6.69%, 6.74%, 5.74%	6.74%, 6.84%, 6.94%	6.54%, 6.64%, 6.89%, 6.99%, 6.39%, 6.74%, 7.04%, 5.99%	6.99%	

Home Loan Product	Product Type	Owner Occupied		Investment	
		Principal & Interest p.a.	Interest Only p.a.	Principal & Interest p.a.	Interest Only p.a.
My First Home Loan		5.76%, 5.89%	6.29%	-	-
Solutions Plus		6.39%, 8.34%, 8.31%, 8.24%, 8.38%	-	8.34%, 8.31%, 8.38%	-
Solutions Plus	\$150K-\$250K MAX LVR 60%	7.14%, 7.45%	7.29%	-	-
	\$250K-\$500K MAX LVR 60%	5.99%, 7.12%, 7.22%, 7.42%	-	-	-
	\$500K-\$750K MAX LVR 60%	7.10%, 7.28%	-	-	-
	\$750K+ MAX LVR 60%	7.08%, 7.24%	-	-	-
	\$150K-\$250K MAX LVR 80%	7.19%	-	-	-
	\$250K-\$500K MAX LVR 80%	7.17%, 7.48%	-	-	-
	\$500K-\$750K MAX LVR 80%	7.15%, 7.43%	-	-	-
	\$750K+ MAX LVR 80%	7.13%	-	-	-
	\$150K-\$250K MAX LVR 90%	-	-	-	-
\$250K-\$500K MAX LVR 90%	7.93%, 8.34%	-	-	-	
\$500K-\$750K OVER 90%	7.88%	-	-	-	
Teachers Flexi Choice		8.47%, 8.22%	-	8.47%, 8.22%	-
Teachers First Home Loan		5.89%	-	-	-
Teachers Basic Options		8.32%	-	8.07%, 8.32%	-
Classic		2.79%, 5.64%, 5.89%, 5.99%, 6.39%, 6.44%, 6.89%, 7.14%, 7.33%, 7.63%	-	7.22%, 7.29%	-
FMBank Home Loan		6.04%, 6.44%, 6.84%, 7.14%, 7.60%, 7.69%, 7.84%, 7.90%, 7.96%, 8.06%, 4.04%, 5.00%	-	7.14%, 7.69%, 7.84%, 7.86%, 7.96%, 7.44%	-
FCCL Merger Loans		-	-	7.95%	-
Commercial Loans		8.99%, 9.69%, 11.17%, 11.65%	-	-	-
Home Loan		5.69%, 5.74%	6.14%	5.79%, 5.94%, 6.04%	6.44%
Fixed Option		4.24%	-	4.12%	-

## TEACHERS MUTUAL BANK LIMITED

