

# N1 Holdings

## One Lending Fund

Invest with confidence

### About N1 Asset Management

N1 Asset Management (Australian Financial Services Licence: 477879) is a wholly owned subsidiary of N1 Holdings Ltd (ASX: N1H) which offers tailored wholesale Trustee and funds management services. It also participates in various industry investments, bridging the link between investors and high potential investment projects, in the form of debt and equity funding.



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[www.n1holdings.com.au](http://www.n1holdings.com.au)  
[www.n1funds.com.au](http://www.n1funds.com.au)

### Give your investments a lift

The One Lending Fund lends short-term, high-yield capital to small and medium sized businesses located in Australia, thus providing strong, consistent and predictable returns. The Loans will be secured by first or second ranking mortgages over property located in Australia and in some cases personal/directors' guarantees will be obtained.

The underwriting, funding, and loan management is performed by N1 Holdings Ltd and its fully owned subsidiaries. Trustee and fund manager of One Lending Fund is performed by N1 Asset Management.



**We provide up to 10% annual returns net to investors while providing liquidity and quarterly distributions to investors.**

## One Lending Fund Investment Offerings

|                   |   |
|-------------------|---|
| Key parties       | Trustee and Manager:<br>NI Venture Pty Ltd t/a NI Asset Management<br>ACN 602 937 851, ABN 83 602 937 851, AFSL 477879.   |
| Units             | Investment term:      6 months      1 year      2 years<br>Target return (p.a.):   6%                8%                10%<br>Minimum investment:   \$100,000   |
| Distribution      | Distributions will be made quarterly in arrears.  |
| Application dates | Applications to invest may be made between the 1st to the 25th of each month throughout the life of the fund. Once accepted, units will be issued on the last day of each month.  |
| Unit prices       | The Unit price of Units to be issued will be \$1.00 per unit as set out in the Trust Deed unless otherwise determined by the Trustee.   |
| Redemption        | When full term of investment in each Class is reached, the Units will be automatically invested into Rollover Class, unless a redemption request is received at least 3 months prior to the end of the fixed investment term. Rollover Class currently provides a return of 4% p.a. |
| Management fee    | Nil.  |
| Risks             | Please refer to the Information Memorandum Chapter 3 for more information. Investors should carefully consider the risks of making an investment and should take their own financial advice before making an investment.  |
| Governing law     | The binding provisions are governed by the laws of New South Wales and each party submits to the exclusive jurisdiction of the courts of New South Wales.   |

Wholesale investors only

Please refer to the One Lending Fund Information Memorandum for details