

N1 Holdings

One Lending Fund

Secure, Short-Term
Income Backed by
Australian Real Estate

Fund Snapshot



Term	Target Return (p.a.)
6 months	6%
1 year	7%
2 years	8%

- Minimum investment: \$100,000
- Zero capital losses to date
- 100% target income delivered
- 100% on time redemption met

Risk Management



Real-time risk scoring & predictive analytics with AI-enhanced credit assessment
Conservative loan value ratio, clear exit strategies required
Ongoing monitoring & experienced internal credit committee
Audited Financial Reports from inception

Track Record N1 Group



Manage and access to **\$250M** in lending capital
350+ SME loans settled
\$3B+ in lending settlements originated
Quality and consistent deal flow
Group on major broker aggregators as authorised panel lender.

Why Invest with us?

- Attractive Returns: Returns are **net to investors**
- Quarterly Distributions
- Flexible Terms: 6 months, 1 year, or 2 years
- No Management Fees
- Real Asset Security: Mortgages on Australian established properties plus director personal guarantees
- Trusted Manager: AFSL holder and is part of ASX listed group with enhanced level of governance and assurance

How to Invest?

1. Confirm you are a wholesale investor
2. Review the Fund Information Memorandum
3. Complete application and provide ID and other supporting documents where applicable.
4. Make investment funds transfer into the One Lending Fund trust account
5. Issue Units to you as investor
6. Receive quarterly income and ongoing investor updates including quarterly performance reports and audited annual report.

FUND TRUSTEE AND MANAGER

N1 Venture Pty Ltd T/A N1 Asset Management (AFSL 477 879) is part of N1 Holdings Ltd with ASX listing code: N1H. Please note, this offer is for wholesale clients only. You shall read the Fund Information Memorandum before investing.

- 📞 1300 001118
- ✉ investors@n1holdings.com.au
- 🌐 www.n1funds.com.au
- 📍 Suite 502, 77 King Street Sydney NSW 2000