

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	9%

- 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: **6–9%** p.a. 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.

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