

24 March 2021

N1H increases SME lending capacity and loanbook

N1 Holdings Limited (ASX:**N1H** or **Company**) continues to expand its SME lending capacity and now has committed capital of over \$30 million comprised of balance sheet capital and capital from its SME lending fund (One Lending Fund), for its commercial lending operations.

The One Lending Fund is a property-backed fund that specialises in short-term SME lending and is managed by N1H via its wholly owned subsidiary, N1 Asset Management (AFSL 477879). SME lending by the Company and One Lending Fund is secured with mortgages over Australian real estate predominantly based in NSW, VIC and QLD. Supporting these loans is also a strong pipeline of applications and settlements.

N1H's Executive Chairman and CEO Ren Hor Wong says: "We are excited to be able to do more in property-backed SME lending and we definitely see an uptick in investor sentiment. The recent property market frenzy has certainly prompted investors to consider their overall investment strategy. We are also confident that our lending and property experience will assist in growing our funds management and trustee services business. N1H continues to evolve in the property lending business and we are proud to be an innovative company bringing value to shareholders and One Lending Fund's investors. We have the luxury to bring on quality loans to the portfolio due to a strong deal flow."

Authorised for release by the Chairman.

For more information, please contact:

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About N1 Holdings Limited (ASX: N1H)

N1 Holdings provides strategic advice to businesses, project developers and property investors seeking new capital/debt or refinancing existing debt. We assist borrowers through the complex application processes of Australian major banks, private funds, and offshore debt capital providers. With the growth in lending from non-traditional sources, such as alternative banks and non-bank funders and lenders, N1H's domestic and foreign strategic relationships perfectly places it to advise its clients through this changing lending environment and debt market. N1H's core services include business lending, cross-border corporate financing, project funding, fund trustee services and vendor finance solutions.

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