

One Lending Fund

Quarterly Investment Report Jun 2021

N1H

fund manager COMMENTARY

Australian capital city house prices have surged by double digits according to media published figures, while the demand for industrial warehouses continues to soar in the last quarter of the financial year 2021. Whilst we remained selective of security type, we assess every loan on various factors, including but not limited to the purpose of financing, exit strategy, asset and liability position, etc. One Lending Fund presents investors with a sustainable income stream via property-backed origination of loans, whilst the Reserve Bank of Australia does not expect to raise the official cash rate until the year 2024.

We thank you for your continuous support, and we look forward to delivering the following quarter report. In the meantime, we welcome any new interests in investing in the One Lending Fund.



AVERAGE LVR	AVERAGE LOAN TERM
56.59%	277 days
AVERAGE LOAN SIZE	CURRENT SECURITY VALUE
\$1.39mil	\$91.2mil

lending PERFORMANCE

AVERAGE LOAN to VALUE RATIO (LVR)

The average LVR slides to 56.59% as we remain a conservative approach to risk assessment amid the booming housing market. The valuation report is done by certified and independent valuers. We require an updated valuation if the borrower requests an extension with a valuation report generated more than six months ago.

AVERAGE LOAN TERM

The average loan term of the June quarter is 277 days. We see a slight decrease in the number of days due to a slight recovery of economy and market sentiment. This subject to change if extended lockdown occurred again.

AVERAGE LOAN SIZE

The average loan size remains similar as per the previous quarter. Noted lower average loan size with lower LVR presents a diversified and equity-rich portfolio.

CURRENT SECURITY VALUE

The current security value escalated to \$91.22mil as of 30 June 2021. A balanced allocation of 59.61% residential property and 40.39% commercial/ industrial properties. Geographically, 75% of properties are located in New South Wales, followed by 15.38% in Victoria and 9.62% in Queensland.

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INVESTMENT OVERVIEW	
Type of Fund	Mortgage Fund
Fund Start	Sep 2018
Target Size	50 Million AUD
Investor Requirement	Wholesale Investors Only
Term of Investment	3 months / 6 months / 1 Year / 2 Years
Distributions	Quarterly in Arrears
Management Fee	Nil
Fund Manager	N1 Asset Management AFSL 477879
Legal	Piper Alderman
Auditor	ShineWing Australia

sample securities held by ONE LENDING FUND



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