

One Lending Fund

Quarterly Investment Report June 2020



fund manager COMMENTARY

We are glad to present the latest performance update. The manager, N1 Asset Management, acknowledges the market uncertainties during this pandemic and would like to assure investors, we continue to strengthen our risk management practice. Meanwhile we exert balanced approach in credit risks assessment in order to achieve a healthy risk-reward relationship while One Lending Fund extends robust growth momentum into the new quarter. At these times we are very selective of which industry to lend, as well as the risks associated with certain types of security, especially at times of struggling retail environment. N1 is uniquely positioned in the market to gain insight and monitor upcoming trend, enables us to be agile to emerging risks to protect capital and achieve a balanced return. We are grateful for your continuous support and we look forward to delivering the next quarter report. In the meantime, we welcome any new interests in investing One Lending Fund, our mission is to deliver stable yield in a low rate environment.



<p>AVERAGE LVR</p> <p>55.18%</p>	<p>AVERAGE LOAN TERM</p> <p>259 days</p>
<p>AVERAGE LOAN SIZE</p> <p>\$1.50mil</p>	<p>CURRENT SECURITY VALUE</p> <p>\$29.6mil</p>

lending PERFORMANCE

AVERAGE LOAN to VALUE RATIO (LVR)

The average Loan to Value ratio is calculated at 55.18% per security investment this quarter, still within the capable range of risk control. Our policy remains at 65%-70% maximum LVR of independent valuation. All valuations are done by independent certified valuer.

AVERAGE LOAN TERM

Average loan term for the open investments is running below 9 months although policy allows a maximum of 12 months term. Many Australian small and medium businesses were impacted by COVID-19 during the June quarter and as a result, we see borrowers seeking slightly longer loan term although still well below policy of 12 months. We are agile to property market cycle. Credit assessment demands unconditional exit strategy at expiry of loan term.

AVERAGE LOAN SIZE

The average loan size of the quarter is \$1.50mil per loan based on existing book. Our credit policy is set at a maximum of \$4mil loan per security, the current average loan size sits comfortably well below the maximum, demonstrated a conservative approach in credit assessment. Average loan size serves as an indicator of diversified security portfolio, another risk management practice.

CURRENT SECURITY VALUE

One Lending Fund holds a total of \$29.6mil security value as per end of June 2020. Quality commercial properties and warehouses have been added onto our list of security asset. Another indication of strong portfolio and ample buffer of equity.

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

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sample securities held by ONE LENDING FUND



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