

# One Lending Fund Quarterly Investment Report December 2019

# n1

## fund manager COMMENTARY

We are glad to present the latest performance update, while One Lending Fund extends robust growth momentum into the new financial year. We continue to be very selective on transactions amid extensive demand presenting huge pipeline of borrowing enquiries, and we are well positioned to choose the most quality of asset and strong financial position of SME borrowers. The recent uptick in market sentiment, lifting residential and commercial real estate prices, has delivered abundant equity in the value of our holding security. The new decade marks a new era of low rates environment, historically does fuel real estate values, N1 however continues to exercise diligence in credit risk assessment, achieving a healthy balance of risk reward relationship.

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 strong yield in a low rate environment.

AVERAGE LVR <b>47.32%</b>	AVERAGE LOAN TERM <b>164 days</b>
AVERAGE LOAN SIZE <b>\$993K</b>	CURRENT SECURITY VALUE <b>\$24.6mil</b>

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## lending PERFORMANCE

### AVERAGE LOAN to VALUE RATIO (LVR)

The quarterly average Loan to Value ratio remains in the range of 50% with a variance of  $\pm 5\%$ , indicated a very low risk level for our investors, with close to half full equity level among our holding security. Our policy remains at 65%-70% maximum LVR of independent valuation. All valuations are done by independent certified valuer.

### AVERAGE LOAN TERM

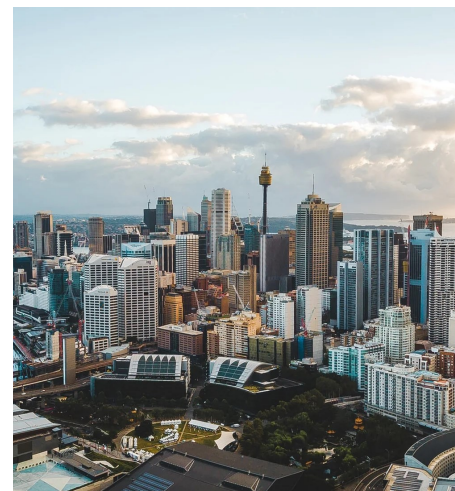
Average loan term running at about 5 months although policy allows a maximum of 12 months term. Credit assessment demands unconditional exit strategy at expiry of loan term. Current average loan term enables us to adapt to rapid changing market conditions. It also allows us to be agile to property market cycle, promptly allows fund manager to adjust credit policy such as LVR to better manage risks and safety of capital.

### AVERAGE LOAN SIZE

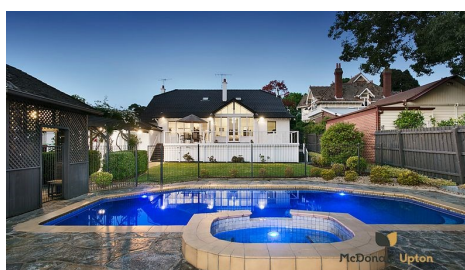
The average loan size of the quarter is \$992,500. Relatively, credit policy sets a maximum of \$4mil loan per security, the current average loan size sits comfortably well below the maximum, demonstrated a conservative approach in credit assessment. Average loan size serves as an indicator of diversified security portfolio, another risk management practice.

### CURRENT SECURITY VALUE

One Lending Fund holds a total of \$24.6mil security value as per end of December 2019. Another indication of strong portfolio and ample buffer of equity.



## sample securities hold by ONE LENDING FUND



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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	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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