

9 February 2024

N1H SME lending capacity exceeds \$155 million

N1 Holdings Limited (ASX: N1H or the “**Company**”) is pleased to announce that it continues to expand its SME lending capacity. Since its last announcement concerning available capital for lending on 6 December 2023, the Company has continued to increase its debt capital and warehouse funding resulting in the total lending capital that the Company can access and manage exceeding \$155 million. Concluding with this announcement, the Company will cease to provide ad-hoc updates to the market regarding changes in its lending capacity. Instead, lending capacity updates will now be provided on a periodic basis as part of the Company’s quarterly activity reports.

The sources of the Company’s lending capital under management comprises balance sheet capital, debt and warehouse facilities and capital managed under the Company’s SME mortgage funds. The Company’s SME mortgage funds are wholesale, property-backed pooled mortgage funds that specialise in short to medium-term SME lending, typically providing loans with a 6 to 36-month maturity and are managed by N1H via its wholly-owned subsidiary, N1 Asset Management (AFSL 477879). SME lending by the Company and its SME mortgage funds is secured with mortgages over Australian residential and commercial real estate predominantly based in NSW, VIC, QLD, and SA.

N1H Executive Chairman and CEO Ren Hor Wong: "We are pleased to expand the trusted relationship we have with our investors and financiers. The Company continues to expand its funding capacity for private lending. The Company's management continues to leverage the quality and scale of our portfolio receivables, actively undergoing a streamlining process of our funding sources with the aim to improve our cost structure."

Authorised for release by the Chairman.

For more information, please contact:

Ren Hor Wong

Chairman & Chief Executive Officer
renwong@n1holdings.com.au

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.

N1 Holdings Limited ABN 44 609 268 279
Address: Suite 502, 77 King Street, Sydney NSW 2000
Phone: 02 9262 6262 Fax: 02 9299 1286
Email: investor@n1holdings.com.au