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N1H expands funding capacity to \$380 million

N1 Holdings Limited (ASX: N1H or the “**Company**”) is pleased to announce it has successfully completed a major refinance of an approximately \$50 million facility and an upsize of its existing funding lines, further strengthening the Company’s capital base and funding flexibility.

In conjunction with the refinance and facility upsize, N1H has launched another mortgage fund, One Alternative Credit Fund, with committed capital of \$50 million. This new fund, established in addition to N1H’s existing open pooled fund, One Lending Fund (launched in 2018), is designed to cater to the growing demand for private credit solutions, particularly for larger transactions and income-generating properties.

Following these initiatives, N1H’s total funding capacity now exceeds \$380 million, marking a significant milestone in the Company’s strategic growth. The refinance, upsize, and fund launch have substantially reduced N1H’s cost of funds while enhancing flexibility to support a broader range of property-backed and income-generating opportunities, including loan sizes of up to \$25 million.

N1H now lends across multiple capital sources, including its corporate balance sheet, managed funds, and a suite of warehouse and debt facilities, providing greater scalability and agility across its private credit platform. The expanded capital base also supports a more flexible lending policy, enabling N1H to fund a wider range of deal structures and borrower profiles while maintaining disciplined credit standards.

N1H Executive Chairman and CEO Ren Hor Wong: “These milestones further strengthen our balance sheet and demonstrate the depth of investors’ confidence in N1H’s platform. The reduced cost of capital, upsized facilities, and enhanced flexibility position us to capture greater market share in the growing private credit sector, while continuing to deliver strong returns for our investors.”

N1H continues to focus on expanding its footprint in Australia’s private credit market, leveraging its data-driven underwriting, technology enablement, and disciplined credit processes to meet increasing borrower and investor demand.

Authorised for release by the Chairman.

For more information, please contact:

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About N1 Holdings Limited (ASX: N1H)

N1 Holdings is positioned in the market as a property-backed private credit lender in the Australian SMEs sector. N1 is funded by a set of resilient funding source including balance sheet capital, N1-managed mortgage fund, debt and warehouse facilities. With the growth in lending from non-traditional sources, such as alternative banks and non-bank lenders, N1 with its unique competitive advantages is perfectly placed to advise businesses and sophisticated property investors through this changing lending landscape and to be the preferred private debt asset manager for HNWI’s, family offices and institutions.