



ASX Announcement

21 October 2016

N1 Holdings completes Sydney Boutique Property acquisition and launches first N1 Centre in Chatswood NSW

- **N1 Realty settles the acquisition of Sydney Boutique Property**
- **Boutique business located in blue-chip McMahons Point**
- **Acquired business has highly profitable rent roll and sales pipeline**
- **Acquisition to be EBITDA positive from commencement of FY2017**
- **N1 continues to search for and evaluate value building acquisitions**

21 October 2016 – ASX listed mortgage broking business N1 Holdings (ASX: N1H, “N1” or the “Company”) is pleased to announce the completed acquisition of Sydney Boutique Property (“SBP”) via its realty business N1 Realty. SBP is an established real estate agency located in the Sydney blue-chip suburb of McMahons Point. SBP commenced operations in 2003 and specialises in quality property sales and management. SBP has more than 160 properties under management and a strong pipeline of sales in the area. The acquisition is expected to immediately deliver additional annual revenue.

N1 is also pleased to announce the launch of its first flagship retail presence, the N1 Centre in Chatswood. The N1 Centre is a one-stop-shop offering the full range of financial services N1 currently provides such as home loans, car loans, commercial loans, insurance, residential property, sale and lease management, migration and education services. The centralisation of back office operations of N1 Realty and N1 Loans offices will bring operating efficiencies and reduced costs across the group.

The N1 Centre illustrates the iconic execution of N1’s revenue growth strategy “Digital+Retail” (“D+R”). Lead generating platforms such as chengdai.com.au and loanrobot.com.au represent N1’s forefront digital strategy, while the N1 Centre will serve to progress the lead generation momentum of chengdai.com.au into the traditional retail and face to face customer service market segment.

N1 Loans Chairman and Chief Executive Ren Hor Wong said: “Acquisitions of quality existing real estate agencies is a rapid and most effective pathway for N1 to enter the resale property, sale and lease management market. This acquisition is projected to boost N1 Realty. In addition, this acquisition is expected to create home loan cross-sale opportunities for N1 Loans.

“The opening of the Chatswood N1 Centre also marks a milestone in our company’s growth journey. I look forward to bringing a full range of competitive, effective financial services and mortgage options to our growing N1 customer base as we continue to grow the N1 business.”

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About N1 Holdings Limited (ASX: N1H)

N1 Holdings Limited is a mortgage broking business that operates under the brand “N1 Loans” and “N1 Realty”. N1 Loans uses disruptive online comparison technology to provide access to mortgage and car loan products to its clients

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via www.LoanRobot.com.au and www.Chengdai.com.au. The Company's client base is comprised of both Australian and Chinese speaking Australians, many of whom prefer to deal with a native-language mortgage broker. N1 Loans has launched one of the first Chinese-language loan comparison websites, www.chengdai.com.au, to provide access to mortgage and car loan products to its clients. N1 Realty is a natural expansion, providing a pipeline of qualified product and purchases to N1 customers.

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