



## **\$75m Raise for the Mariner American Property Income Trust**

16 February 2007

Mariner Securities Limited, the responsible entity of the Mariner American Property Income Trust (Trust) (MRA), is pleased to announce that it has lodged a product disclosure statement (Offer) to raise approximately \$75 million. The Offer has two components:

- a one-for-two non-renounceable rights issue to eligible unitholders to raise \$61.8 million; and
- a public offer to institutional and retail investors to raise \$13.2 million.

The Offer is fully underwritten by Commonwealth Securities Limited (Commsec) with new units will be issued at \$0.97, representing a 2% discount to the 5 day VWAP. After the Trust's recent valuations and acquisitions, the NTA backing has increased to \$0.95 per unit.

Since listing on the 23 September 2005, the Trust has experienced significant growth, expanding from two properties to now comprise six high quality properties. This includes two recently announced acquisitions: office buildings located at One Centennial Plaza, New Jersey (purchased 9 January 2007) and the Higgins Centre, Illinois (purchased 5 February 2007). These acquisitions are consistent with the Trust's strategy of investing in reliable income producing real estate located in the US.

The purpose of this Offer is to raise capital to allow the Trust to repay mezzanine debt used to finance the new properties and in addition to provide a \$22 million cash acquisition reserve. After the repayment of the mezzanine debt the Trust's loan to value ratio will reduce to 51%. The Trust plans to continue its acquisition strategy to grow the portfolio of US non-residential real estate assets and to pursue its objective of providing unitholders with reliable income with the potential for longer-term capital growth. Mariner's highly experienced US based property investment team is a key component of this strategy. The cash acquisition reserve and reduced gearing level provide the Trust with flexibility to meet future acquisition opportunities.

Based on the offer price of \$0.97, the Trust is forecast to deliver an attractive annualised cash distribution yield (including both capital and income) to investors of 9.6 % per annum for the period from 11 April 2007 to 30 June 2007, and 9.6 % for the financial year ending 30 June 2008. During this Forecast Period, distributions are expected to be 100% tax deferred. The Trust intends to continue to make distributions to unitholders on a quarterly basis.

Disclaimer: The issuer of units in the Mariner American Property Income Trust ARSN 114 494 503 is Mariner Securities Limited ABN 87 002 163 180, AFSL 237 091. The product disclosure statement (PDS) is available by phoning 1800 009 963 . Investors should consider the PDS carefully in deciding to acquire or continue to hold the units.

For further information, please visit the Mariner website at <[www.marinerfunds.com.au](http://www.marinerfunds.com.au)>.