



MARINER | FINANCIAL

INVESTMENT BY DESIGN

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Mariner Mortgage Trust receives 'Five Star' rating from InvestorWeb Research

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Mariner Mortgage Management Limited (MMML), a partner company of Mariner Financial Limited [ASX: MFI], today announced that the Mariner Mortgage Trust has been rated 'Strong Buy' by InvestorWeb Research.

In the review of the Fund, InvestorWeb Research says "Overall the Mariner Mortgage Trust offers a solid exposure to the Australian mortgage market, offering investors a consistent and reliable income stream. We see it as one of the better exposures in the sector."

Mariner Securities offers the Fund, the first to be managed by Mariner Mortgage Management Limited, a joint venture between Mariner Financial Limited and Ashe Morgan Winthrop (AMW). The Fund invests in a portfolio of commercial mortgages, cash and short-term securities, and investments are only allowed in first registered mortgages.

John Thomas, CEO of MMML said that he was delighted to receive strong rating from InvestorWeb Research. "Mariner Mortgage Trust is designed to be a market leader across all aspects of flexibility, liquidity, security and convenience and I am pleased to note that the market has responded favorably to all these attributes," he added.

"While Mariner is a relatively new player in this sector, we have one of the most experienced investment management teams available to source quality high yielding mortgage assets and the Fund has seen significant growth since its inception," said Mr Thomas.

InvestorWeb Research noted the Fund's good lending procedures (limited LVRs, financial screening etc) and low risk within this product. It specifically noted that this Fund has actively targeted SME (small to medium enterprises) segment of the market.

The other major positive noted by the review is the Fund's connection to AMW, which offers the Fund good access to AMW's deal flow. This allows the Fund to be fully invested over time. InvestorWeb Research also reported that performance has been above the industry average, with nominal returns to retail investors of around 6% pa after fees.

Investments are only permitted in first registered mortgages predominately over residential property. However, Industrial, Commercial and Retail are also considered

(maximum loan size of \$1.8m, which will increase as FUM grows), with preferred loan terms of up to three years. The Fund invests in mortgages with a maximum loan to value ratio of 70%, a capacity to service debt ratio greater than 1.25 times, and will only lend in state capital cities and major regional locations.

InvestorWeb Research noted that MMML has outsourced administrative responsibilities to external providers, including administration responsibilities to Australian Mortgage Administration Limited (AMAL) and registry services to BNP Paribas.

This is the second review by InvestorWeb Research, which has upgraded the Fund from “Buy” to “Strong Buy” rating within a span of a few months.

The Trust has also been rated by Aegis, PIR, Assirt, Zenith and Managed Investments Assessments. It is available on BT, Macquarie and NetWealth wraps and master trusts.

Note to the editors

Established in 2003, Mariner Financial Limited is an Australian-owned financial services company listed on the Australian Stock Exchange [ASX: MFI]. Mariner’s primary focus is servicing Australia’s growing superannuation market by providing uniquely structured investment and retirement income solutions.

For further information, please visit the Mariner website at <www.marinerfunds.com.au>.

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