



Mariner Mortgage Trust expands in the wholesale space

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Mariner Mortgage Management Limited (MMML), a partner company of Mariner Financial Limited [ASX: MFI], today announced that Mariner Wholesale Mortgage Trust has been added to Aviva Australia's Navigator platform, supporting continuous expansion for the Trust.

The Trust was approved for both the Navigator Personal Investment Plan and the Navigator Personal Retirement Plan (Super) and is available for investment from 1 April 2007.

The Trust invests 100% in Mariner Mortgage Trust (MMT), which acts as the underlying trust. It offers a solid exposure to the Australian mortgage market and is a joint venture between Mariner Financial Limited and Ashe Morgan Winthrop (AMW). Investments are made 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 with the addition of the Trust to Navigator's "traditional" Mortgages category.

"Investors are attracted to the Mariner Wholesale Mortgage Trust as it provides a consistent and reliable income stream, resulting in a strong support from advisers. Investors appreciate the 'true to label' conservative approach of the Trust which includes good lending procedures and low risk," he said.

"MMT is enjoying strong growth and enjoyed a bumper 2006, growing 152% to pass the \$100 million milestone in funds under management earlier this year. Funds under management continue to grow and we have established a distribution tie up with 96 dealer groups, with expanded exposure to the ASGARD master trust, ASGARD wrap and Avanteos platforms. MMT is also offered on the Macquarie Accumulator platform (Super & non Super)."

"We realise that the mortgage funds industry faces many issues as it gets roped in with 'riskier' products such as mezzanine debt and promissory notes, particularly after Westpoint. However, as one of the leaders in this field, we have undertaken significant educational measures to inform the investment market on the difference between various risk profiles and to enhance awareness about mortgage products and we will continue do so in future," he added.

In November 2006, investment research house Managed Investment Assessments (MIA) awarded MMT an "attractive" rating. Other research specialists have also

issued positive recommendations such as a “Strong-Buy-Five Star” rating from InvestorWeb Research and a “Recommended” rating from both Lonsec and Zenith.

MMT is also available to advisers through BT Investment Wrap and Super Wrap and Netwealth Investment and Super Wraps.

About Mariner Financial

Mariner Financial Limited is a diversified financial services company listed on the Australian Stock Exchange [ASX: MFI]. Mariner specialises in delivering products that offer investors real opportunities to build and preserve their wealth, through originating, structuring and distributing truly unique products. It offers a range of investment solutions that cover Retirement Solutions, Superannuation Solutions, Income Products, Equity Funds, Property, Alternative Equity Products and Private Equity.

About Aviva Australia

Aviva Australia, part of Aviva plc, is a group of two specialist financial services companies: Navigator and Norwich Union Life Australia Ltd. Navigator is one of Australia’s most established and efficient investment portfolio services. Navigator offers investors superannuation, pension and protection products, general investment or wealth creation products and a share and cash service. Aviva Australia’s funds under administration were \$17.6 billion as of January 2007.

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

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The issuer of units in the Mariner Mortgage Trust is Mariner Securities Limited ABN 87 002 163 180, AFSL 237 091. Investors must consider the PDS in deciding whether to acquire or continue to hold units in the Mariner Mortgage Trust. A PDS for the Mariner Mortgage Trust is available by visiting us at www.marinerfunds.com.au or emailing us at info@marinerfunds.com.au.