



Mariner buys prize bulky goods complex Megamart

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Emerging retirement solutions provider Mariner Retirement Solutions [ASX: MRT] today announced it has entered into a contract to acquire Megamart Alexandria, a landmark retail site at the heart of Sydney's largest and fastest growing bulky goods centre, for \$45 million.

Situated at the corner of Gardeners Road and O'Riordan Streets, Alexandria, the 12,071 square metre property comes with a 15-year credit lease to Megamart parent, Coles Myer, (rated BBB by Standard and Poor's), which is the core tenant covering 80 per cent of the building. The remaining 20 per cent of the property is leased to strong national specialty tenants.

The property will form part of Mariner's in-house portfolio of property assets, used to match the liability obligations of the group's recently launched series of Mariner Lifestyle Bonds.

Mariner Head of Property, Andrew Saunders, said the purchase reflected Mariner's ambition to buy high quality assets leased to secure tenants, in order to provide secure long-term cash flow.

"We are very pleased to have secured this prime piece of property in one of Sydney's most exciting retail enclaves," Mr Saunders said. "Alexandria is fast-becoming the largest bulky goods centre in Australia, creating a 'golden triangle' of homeware shopping. We see Megamart as the most attractive site in this evolving shopping village."

Adjacent properties to the site include an attractive major tenant mix including Bunnings Hardware store, the new Style At Home centre, and a large Domayne/Space Furniture centre on O'Riordan Street.

Megamart's prominent 2.3ha freehold site is also located at one of the area's busiest intersections, providing excellent exposure for the property.

Mr Saunders said the site would provide a secure and reliable long-term income stream through the Coles Myer tenancy, with the potential for additional income growth over time. The property shows an initial yield of around 7 per cent per annum."

A key element of the deal will be Mariner's ability to add value to the centre over the long-term, as the area grows," Mr Saunders said. "Through active asset

management, we see potential to add new retail outlets to the site, provide ongoing growth for the centre."

Mariner Retirement Solutions will focus on the development and supply of innovative retirement income products, which will be backed by the cash flow income from property assets. The group is currently offering a series of 'Lifestyle Bonds', which are designed to help people with their long-term cash flow planning.

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. It also provides strong branding and marketing, education and technical support, and a dedicated distribution capability to its subsidiary company, Mariner Retirement Solutions [ASX: MRT].

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

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