



Southern Distribution Business Park's Concept Plan now on public exhibition

15 February 2007

Mariner Financial Limited [ASX: MFI], through its joint venture company Southern Distribution Hub Pty Limited, has made a Part 3a Concept Plan Application to the NSW State Government Department of Planning for a major integrated industrial, logistics, service, warehousing and distribution hub in Goulburn, NSW, to be known as the Southern Distribution Business Park (SDBP). The Concept Plan is on public exhibition from 14 February 2007.

The SDBP will service the growing freight movements between Sydney, Melbourne, Canberra and the eastern seaboard. It is a joint venture between Mariner Land Limited, a subsidiary of Mariner Financial Limited and local investors.

The SDBP is located on a consolidated 263 hectare site on the outskirts of Goulburn and adjacent to the Hume Highway. The Park is strategically located for road, rail, air and ports with direct links to Port Kembla, Port Botany and Pyrmont.

Assuming that all relevant approvals are received and funding is secured, the project is planned to commence operations in 2008. The SDBP will represent an investment of over \$1 billion in new infrastructure and buildings over 15 years and is expected to contribute over \$170m annually to the NSW state economy.

Bill Ireland, Managing Director of Mariner Financial, said, "This is a strategically important project for Mariner. Assuming the necessary approvals are received, the project will result in a substantial volume of industrial property which could form the basis of new investment products. The creation and management of such products would enhance Mariner's revenue over the medium to long term".

Project Details

SDBP is a major project to support the NSW Government's regional development initiative to "pursue the development of low density logistics activities in regional areas to avert a crisis in employment and land supply within the Greater Sydney Metropolitan Region."

It is expected that during construction the project will employ approximately 300 workers over a period of 2 years starting in 2008 with an ongoing construction workforce of 150 on the site over the next 10 -15 years. The project is estimated to directly generate 2,500 new jobs and sustain associated industries supporting the SDBP.

Southern Distribution Hub Pty Limited is very conscious of the water challenges that Goulburn faces. A totally stand-alone water solution has been engineered that will not be connected to Goulburn's water supply. Importantly, the project will make no demands on the Goulburn Council for either the treatment or supply of water. It is the only project in Goulburn to achieve this, at a cost that has been entirely absorbed into the project.

SDBP has incorporated ESD principles in the planning process and will adopt an on-going management plan so that the project uses acceptable strategies to reduce greenhouse emissions, address issues of technological and energy efficiency, manage water, minimise waste, use renewable energy sources, and provide environmentally responsible workplace training and practices.

The proposed site is south of Goulburn, and on the Hume Highway by-pass, so it will not create any heavy vehicle transport movements within the city boundaries. It will be accessed at a four way interchange to be constructed by Southern Distribution Hub Pty Limited, on land previously reserved for the third Goulburn interchange. All the infrastructure including the interchange, roads, and other services required are being funded as part of the project, so that there will be no net cost to the government or taxpayers.

Mike Shaw, Managing Director of Mariner Land Limited, said, "The demand for regional logistic facilities has become apparent through the combination of growing demand for transport and warehousing, the tight supply of suitably sized industrial land in Sydney and the relative cost advantages associated with land and local labour. The SDBP can offer critical supply chain support, transport and warehousing logistics, with excellent transport links and access to a competitive and stable labour market."

About Mariner Financial

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

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

Or contact:

Shed Enterprises

Sheridan Lee/Simrita Virk

Tel: 02 9247 8533 / 0411 101 492 (SL) or 0405 441 373 (SV)

Email: shed@ozemail.com.au; svirk@shed-ent.com.au