



Goulburn Hub Acquired / Rail Lease Signed With ARTC

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- Mariner settles acquisition of the 263ha Goulburn SDBP site
- 50 year lease options signed over Goulburn Rail Yard
- 1.5 million sqm of approved distribution / logistics building area

Mariner Financial Limited (ASX:MFI) through its joint venture subsidiary Southern Distribution Hub Pty Ltd (SDH) announces the settlement of its 263ha land acquisition of the Southern Distribution Business Park (SDBP) located on the south side of the Hume Highway in Goulburn. The 263ha SDBP project will have 1.5 million sqm of approved distribution / logistics building area with an end value of over \$2 billion. Infrastructure will be developed over 15 years contributing approximately \$170 million annually to the NSW state economy. SDH is a joint venture between Mariner Financial and local Goulburn investors which will help promote local businesses and trades as the project is developed.

50 year lease options have been executed over the Up Siding Wheat Yards at the Goulburn Rail Yards with Australian Rail Track Corporation (ARTC). Engineering is currently being undertaken which will facilitate access between the Rail Yards and the SDBP. The lease will provide a vital link into the integrated industrial, logistics, services, warehousing and distribution hub, providing direct access to the main north-south line.

The project is a direct response to NSW Government policy of promoting regional logistics centres and will act as a catalyst for preferred logistics industry development along the Sydney-Canberra corridor. The SDBP project will service the growing freight movements between Sydney, Melbourne and Canberra along the Eastern Seaboard.

During the initial stages of construction the project will employ some 300 workers over a period of 2 years, with an ongoing on-site construction workforce of 150 over the next 10 to 15 years. It is estimated that the project will directly generate over 2,500 new jobs and sustain associated local industries supporting the Southern Distribution Business Park.

A number of environmentally sustainable solutions will be incorporated into the project including water self-sufficiency and full onsite sewerage treatment. Council will be involved in this process so that the best ESD options for the site are implemented to attract leading national users for the facility.

ESD principles have been adopted in the planning process and an ongoing management plan will be implemented so that the project uses acceptable strategies to reduce greenhouse emissions, manage water, minimise waste, use renewable energy sources, and provide environmentally responsible workplace training and practices.

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Mariner Financial

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