

19 April 2007

Company Announcements Office
Australian Stock Exchange Limited
Level 4 Exchange Centre
20 Bridge Street
Sydney NSW 2000

Dear Sirs,

Presentation to UBS Emerging Companies Conference – 19 April 2007

Please find attached a copy of the presentation to be delivered today by the Company's Executive Chairman, Irene Lee.

The presentation includes an update on the total investments expected by December 2007.

Due to the strengthening of the pipeline of potential investment opportunities, the Company has upgraded the expectation for total investments. We now believe that total investments should exceed \$325 million by December 2007. This is an increase above the previous indication of \$275 million.

Yours faithfully,



Karen McGregor
Chief Financial Officer
Mariner Bridge Investments Limited

UBS Emerging Companies Conference

19 April 2007



MARINER

BRIDGE
INVESTMENTS



Overview - Mariner Bridge Investments

- Investor in structured finance transactions
 - property, infrastructure, leasing, fixed income
- Experienced Board and Management
- Income growth potential: gearing capacity and scalable opex
- Dividend policy to fully distribute net profit
- Target IRR over 15% pa

Agenda

- Background
- Performance
- Outlook

Background

- October/November 2006: Mariner Wealth Management renamed Mariner Bridge Investments
 - 5:1 share consolidation
 - \$125m equity raising
 - Pooled Development Fund status cancelled
- Investing in debt and equity in structured finance transactions
- Arranged \$130million of committed credit facilities
- Progressively investing funds from the equity raising and corporate debt

Background

Board	
Irene Lee	(Executive Chairman)
Mark Phillips	(Managing Director)
Ian Ingram	(Non-executive Director)
Michael Perry	(Non-executive Director)
Philip Lewis	(Non-executive Director)

Executive					
Karen McGregor	Ian Pike	Kyle Richardson	Matthew Davis	Eddie Mytkowski	David Stefanoff
CFO	CIO	Property		Deal Structuring	

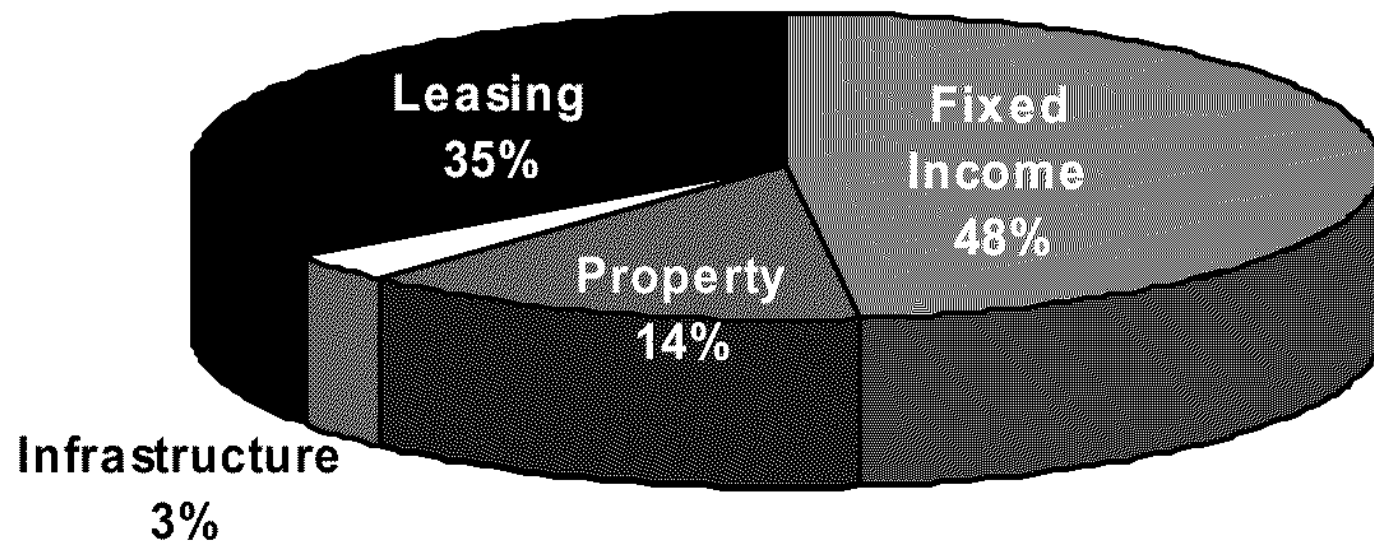
Performance at 31 December, 2006

- Profit for half year to December 2006: \$0.1m
- Underlying return on investments to December 2006: 13% pa
- Investment levels 31 December 2006: \$104m
- Corporate debt drawn at 31 December 2006: Nil

Performance – Simplified Balance Sheet at 31 March 2007

31 March 2007			
Assets		Liabilities	
Investments	\$177m	Debt	\$ 51m
Other	\$ 5m	Equity	\$131m

Performance – Investment Portfolio at 31 March 2007



Outlook

- Pipeline strong
- Investments likely to exceed \$325m by December 2007
- Growth financed by:
 - Available corporate debt
 - Additional bridging debt
 - Equity raising
 - Income fund for retail investors
- Further equity raising likely – May 2007

Contacts

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