

ASX / MEDIA RELEASE

WEDNESDAY, 28 NOVEMBER 2007

CITY PACIFIC CHANGES THE NAME OF ITS FIRST MORTGAGE FUND

City Pacific Limited (ASX: CIY), one of the largest non bank financiers in Australia, today announced that it is changing the name of its leading investment product from the City Pacific Mortgage Trust to the City Pacific First Mortgage Fund.

CEO and Managing Director Phil Sullivan said the new name better describes the Fund's activities and that there would be no changes to the Fund's operations or the management team making the investment decisions for the Fund.

"The name change to City Pacific First Mortgage Fund will help make it clearer to our investors and the market that all loans in the Fund are secured by Registered First Mortgages over real property."

"The City Pacific First Mortgage Fund will continue to provide our investors with regular income from its property loans delivering above average returns."

"What won't change is the successful timing and location formula unique to City Pacific. We will continue to finance projects in geographic locations where the property market is supported by strong population growth. This includes capitalising on opportunities which take advantage of leisure and lifestyle developments", Mr Sullivan said.

There has been over \$4.4 billion invested in the Fund since its inception in 1998, making it one of the leading funds of its kind. During this period City Pacific has paid out more than \$350 million in distributions to investors and has funded over 375 projects.

Key to the Fund's success has been City Pacific's strategy of targeting the leisure and lifestyle space, a sector that has demonstrated greatest resilience to macro economic impacts.

Mr Sullivan stated, "We choose only to deal directly with borrowers who meet our rigorous screening process, of whom many are repeat clients with a wealth of industry experience and a catalogue of quality products".

He added, "I am pleased to say that during our ten year history no capital losses have been experienced."

City Pacific will issue a new Product Disclosure Statement on the 1st of December 2007.

END

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About City Pacific Limited

City Pacific Limited commenced operations in 1997 and listed on the ASX in July 2001 (ASX: CIY), gaining entry into the ASX 200 in June 2005. City Pacific is a diversified financial services group with core business units in financial services, managed funds and property.

City Pacific is one of the largest non-bank lenders in Australia and has over \$1 billion of funds under management. In addition to this it has a residential loan book of \$3.3 billion and commercial mortgage assets under management of approximately \$1 billion.

For more information on City Pacific Limited please visit www.citypac.com.au

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