



Are you missing out?

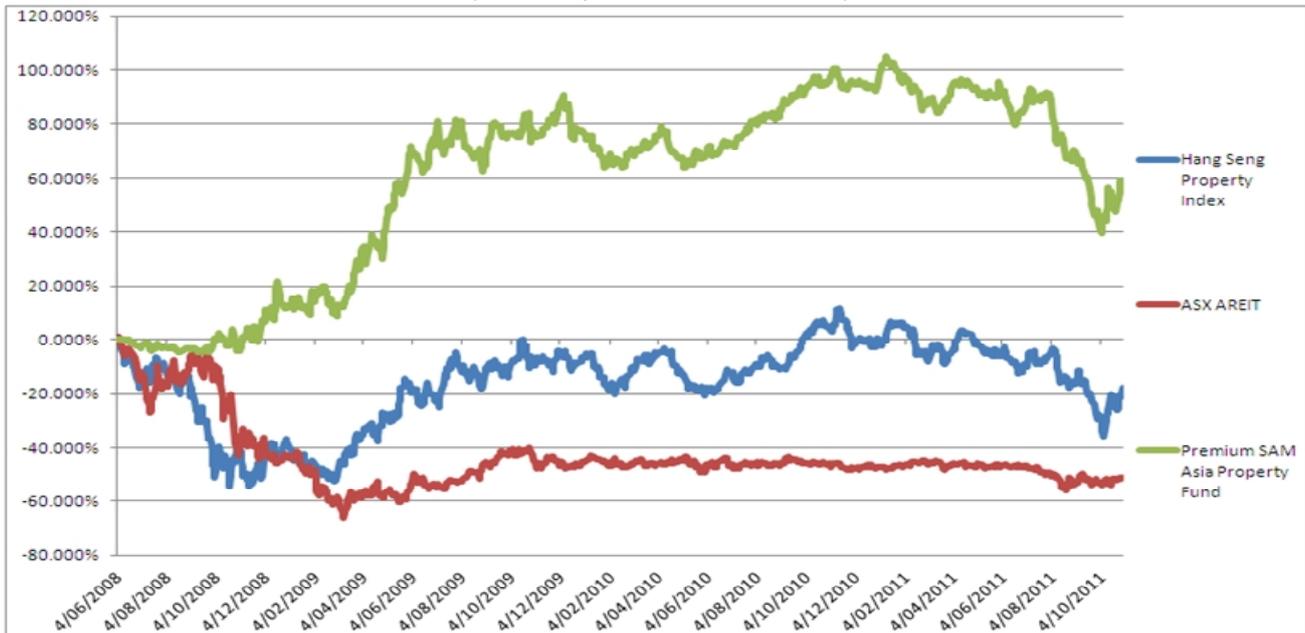


Premium SAM
Asia Property Fund

Premium SAM Asia Property Fund, "The Fund", captures the hidden potential of Asia's historically unprecedented surge in urbanisation through an actively managed portfolio of key property players set to capitalise from this trend

Premium SAM Asia Property Fund vs Benchmarks

(Since Inception to 31st October 2011)



Source: Value Partners, Yahoo Finance

Why Invest in Premium SAM Asia Property Fund?

Value Partners "VPL", the fund manager, established in 1993, is situated in Hong Kong. VPL combines astute knowledge of Asian Equities with its award-winning home grown talent.

The fund has no gearing and provides daily liquidity to clients.

Absolute performance structure aiming to provide returns exceeding 10% pa over a three to five year period (before changes in exchange rates).

The Fund invests in the fastest growing region in the world and is currently the only fund of its kind available in Australia.

Think **Asia**
Think **Premium**[™]



Why invest in Asian Property?

Urbanisation

In the next two decades, Asian countries will need to build cities that can cope with influxes of more than 100,000 people per day¹. With half of Asia's population living in cities by 2020 and 1.1 billion people moving to urban areas over the next 20 years², Asian countries will need to find ways to supply this ever growing demand for property.

Demand Growth

With a rising middle class and limited land supply, the demand supply gap will not saturate in the near term as more than 400 million people need to be housed within the next 25 years.

Land Reform: China

With the newly introduced land reform, farmers now have the right to lease, sell or mortgage their land rights in hopes to create new wealth and consumption. The policy is aimed at encouraging farmers to seek other employment and/or expand their business. The direction of the reform will be towards bigger farms using more capital and less labour which will double rural incomes and increase consumption levels. By using their land as collateral for loans to invest into technology, they are able to increase productivity. This will affect the lives of up to 750 million which will increase their standard of living³.

Risk Management

"The Fund" manages risk by having the ability to short the market in extreme circumstances and has the option to hold a defensive level of cash.

At a glance

Type of Fund	Open ended unlisted fund
Sector	Property Securities
Distribution	Annually
Unit/Redemption	Daily
MER	1.80%
Buy/Sell Spread	+0.25%/-0.25%
Performance Fee	20% of out performance over a hurdle of 10%p.a.

Research availability

Zenith – Recommended
 Lonsec – Recommended
 Adviser Edge – 4 stars (van Eyk endorsed)*
 S&P – 3 stars

Platform availability

Asgard	Colonial First Wrap	Oasis
Avanteos	Macquarie Wrap	Symetry
BT Wrap	Netwealth	Synergy

Margin Lending availability

BT – 60%
 Leveraged Equities – 55%
 Colonial Margin Lending – 65%
 Commonwealth Bank – 75%

Contact Details

Your Representatives

Jonathan Wu

Associate Director | Head of Distribution and Operations
 M: 0416-031-676
 Jonathan.wu@premiumchinafunds.com.au

Kam Yuen

Research Manager
 M: 0422-258-317
 Kam.Yuen@premiumchinafunds.com.au

Alexandra Roos

Asia Investment Specialist (VIC/TAS)
 M: 0450-189-388
 Alexandra.Roos@premiumchinafunds.com.au

Derek Paas

Asia Investment Specialist (NSW/ACT)
 M: 0406-608-388
 Derek.paas@premiumchinafunds.com.au

Clayton Coplestone

Heathcote Investment Partners (NZ)
 M: +6421-410-815
 Clayton@heathcoteinvestment.com



Suite 38-39, 330 Wattle St, Ultimo NSW 2007
 PO Box 572, Sans Souci 2219

Tel: (02) 9211-3888

Fax: (02) 9211-0220

Email: info@premiumchinafunds.com.au

Website: www.premiumchinafunds.com.au

^{1,2}Asian Development Bank ³China Economic Review

Disclaimer: This document and any accompanying attachments is general information provided by Premium China Funds Management Pty Ltd which does not accept any liability for any loss, damage or consequence, whether caused by our own negligence or not, resulting directly or indirectly from the use of this document, its contents and any attachments. Any views expressed in this document and any attachments are not classified as advice and is solely for information purposes.

*van Eyk Research Limited (ABN: 99 010 664 632, AFSL: 237917) (van Eyk) has conducted a review of the processes undertaken by Barik Pty Limited, trading as Adviser Edge Investment Research (ABN 94 094 329 110, AFSL 236 783) (Adviser Edge) in preparing their research reports on the property sector. van Eyk, in marking this report 'endorsed', generally speaking confirms the investment recommendation outlined in the report on this product having regard to the contents of the report only. Adviser Edge's rating and van Eyk's endorsement could change or cease at anytime and should not be relied upon without referring to the meaning of the rating as well as the full report available to subscribers at www.iRate.vaneyk.com.au. van Eyk has not reviewed the accuracy of this research or information nor whether the report may have material omissions or misstatements. This review and van Eyk's recommendation does not take in to account an individual's financial situation, needs or objectives. The recommendation is intended for professional advisers only and should not, and is not intended to be relied upon by investors in making an investment decision. van Eyk may from time to time receive fees from Adviser Edge for distributing its reports.