



The Premier Property Options Fund  
Protected Cell Company plc



CHURCHILL & PARTNERS  
INDEPENDENT FINANCIAL SERVICES



## Investment Objective:

The investment objective of The Future Inns Hotel Investment Sub-Fund (the "Sub-Fund") is to aim to provide investors with long term growth by investing in the development and subsequent trading performance of a portfolio of hotels, apart hotels and serviced accommodation in the United Kingdom.

## The Future Inns Hotel Investment Sub-Fund Performance:

| Sub-Fund                              | Current Price £ | 1 Month | 3 Months | 6 Months | 1 Year | Since Inception |
|---------------------------------------|-----------------|---------|----------|----------|--------|-----------------|
| Future Inns Hotel Investment Sub-Fund | 1.175           | +0.09%  | +0.17%   | +0.26%   | -1.67% | +17.50%         |

\*Please note that the above performance/prices are net of annual management charges.

## Comment

### Cardiff

August this year saw Future Inn Cardiff performing on track with special pricing offers helping to maintain revenues while continuing strict control of expenses is allowing the hotel management to maintain profitability through these more challenging of times.

Looking ahead, bookings for the upcoming autumn months are currently maintaining a level similar to the same period last year, and it appears that the hotel's strongest month for some time will be in October, with good occupancy levels anticipated.

This is due to a particularly good schedule of special events on which the hotel group hope to build by concluding a partnering arrangement with Cardiff City Football Club, who have just completed a new 26,000 seat stadium situated five minutes drive from the hotel.

Based upon the success experienced in working together with the Wales Millennium Centre opera house, it is envisaged that significant new trade from this new agreement and sports stadium will result. More on this as it develops.

### Bristol

Meanwhile over at the Bristol Future Inn hotel, all eyes are focused on the new hotel for its grand opening celebration which is well positioned to become a very good investment for the Fund in the months and years ahead.

With all bedrooms now complete we can report that this substantial construction project is now 99.9% complete and has shown a steady increase in revenue from the first date of operation with August identical to July, which in view of holidays is a good sign for the future.

Also in August, the hotel held 3 preview nights for the basement jazz venue known simply as "JaZZ@Future Inns" which has been incorporated in the new hotel. Feedback has been very positive and will provide an added competitive advantage against other hotels in the city.

## For Professional Intermediaries and Advisers Only

Launch Date: January 2007

Currencies: Stg

Min. Investment: £10,000,

Trading Frequency: Monthly

ISIN Code: IM00B1L9Z301

Sedol Code: B1L9Z30

Website: [www.futureinnshotelinvestment.com](http://www.futureinnshotelinvestment.com)

The Premier Property Options Fund plc is a qualifying type experienced investor fund and complies with the requirements of the Isle of Man Financial Supervision (Experienced Investor Fund) (Exemption) Order 1999, as amended (the "Order").

The value of investments can fall as well as rise. Past performance is not necessarily a guide to future returns. Full details of this Fund are contained in The Future Inns Hotel Investment Sub-Fund Supplementary Memorandum and the Premier Property Options Fund plc Scheme Particulars

The Premier Group (Isle of Man) Limited is licensed by the Isle of Man Financial Supervision Commission to provide collective investment schemes and corporate services.

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