

1. Rationale and objective

For experienced investors looking for long term growth, an investment into the Premier Property Options Fund plc Future Inns Hotel Investment Sub-Fund provides an opportunity to participate in a market not normally available to the individual investor by investing in the development and subsequent trading performance of hotels within the Future Inns franchise. The investment objective 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 UK.

2. Current assets

The fund currently invests in both the Future Inns Hotels based in Cardiff and Bristol, the latter of which is under development.

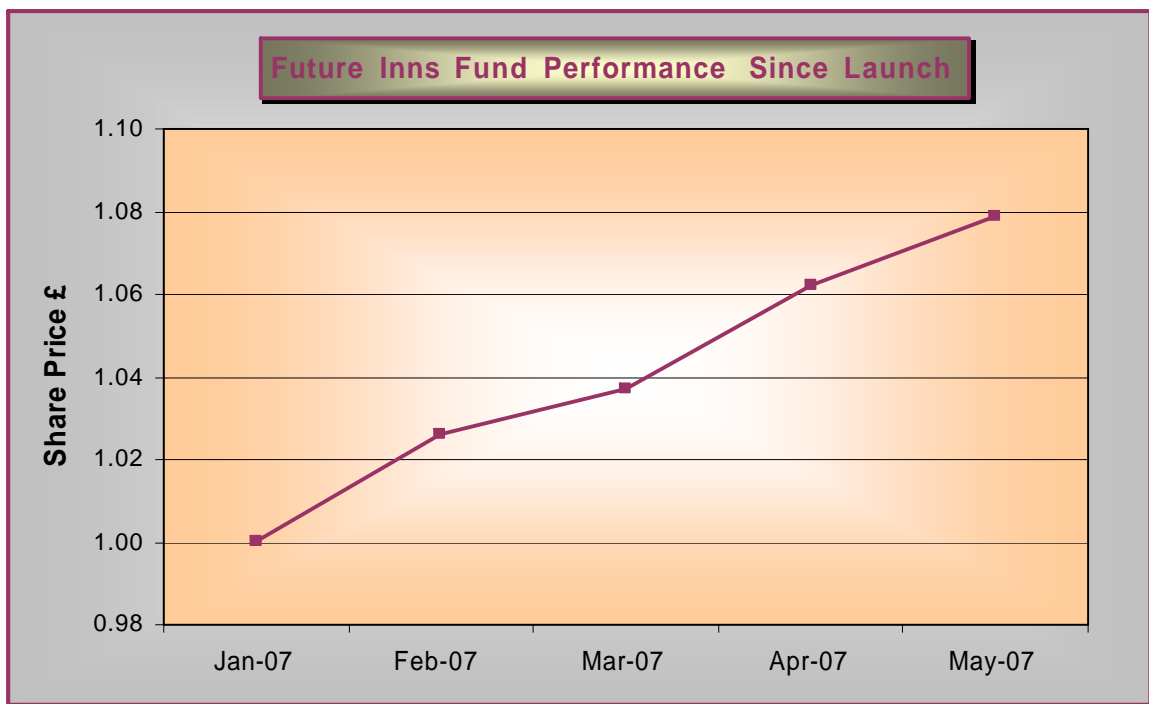


← Cardiff



Bristol →

3. Performance



Discrete Performance Future Inns - May 2007

Price	1 Month	3 Months	6 Months	1 Year	2 Years	Launch
1.079	1.60%	5.17%	-	-	-	7.90%

4. Hotel Property Valuations

Savills Commercial Limited will provide specialist property valuation services on the Future Inns Hotel Investments of the Future Inns Hotel Investment Sub-Fund. They are a wholly owned subsidiary of Savills plc, a leading international property services group boasting:

- A specialist hotel team
- A London Stock Exchange listing
- Over 14,500 staff worldwide in 112 offices
- Representation in the UK, Europe, the Americas, Asia Pacific and Africa



5. Corporate Structure

The Fund is an Experienced Investor Fund and is constituted as an Isle of Man OEIC
Custodian: The Royal Bank of Scotland Trust Company (IOM) Limited - regulated in the IOM
Auditor: KPMG Audit LLC – based in the IOM and a member firm of KPMG International
Administrator: Abacus Financial Services Limited – regulated in the Isle of Man
Listed on the Channel Islands Stock Exchange (CISX)

6. Charges and dealing

Single priced OEIC: 100% allocated to units/shares

Exit penalties from 9% reducing by 0.45% per quarter to 0% over 5 years – ON EARLY REDEMPTION ONLY and 5% can be withdrawn free of exit penalty per year

Annual Management Charges: 1.5%

Dealing: monthly dealing on the fifth day of each month

Minimum investment: €15,000; £10,000; \$15,000 (€7,500; £5,000; \$7,500 via portfolio bond)

Fund Name	ISIN	SEDOL	TICKER	MEXID
Future Inns Hotel Investment Sub-Fund	IM00B1L9Z301	B1L9Z30	-	-

For Professional Intermediaries and Advisers only.

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

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