3001 HK
9001 HK
83001 HK

CIES Eligible ^

Premia China USD Property Bond ETF

October 2026 Factsheet

All data as of 31 October 2026

IMPORTANT: Investment involves risk, including the loss of principal. Investors should refer to the Prospectus and Key Facts Statement of Premia China USD Property Bond ETF (the "ETF") for details, including the risk factors. Investors should not base investment decisions on this marketing material alone. Investors should note:

- The ETF aims to provide investment results that, before fees and expenses, closely correspond to the performance of ICE 1-7 Year USD China Senior Real Estate Corporate Constrained Index ("Index"). There can be no assurance that the ETF will achieve its investment objective.
- **Concentration / PRC market risks**: The Sub-Fund's investments are concentrated in debts issued by Chinese property developers with a significant exposure to the PRC market and have a focus on the Securities that are below investment grade. The value of the Sub-Fund may be more volatile than that of a fund having a more diverse portfolio of investments.
- **Real estate sector risk** : Due to the concentration of the Index in the real estate sector, the performance of the Index may be more volatile when compared to other broad-based indices. The price volatility of the Sub-Fund may be greater than the price volatility of exchange traded funds tracking more broad-based indices.
- **Debt securities market risks** : Chinese debt securities denominated in U.S. dollars may behave very differently from RMB Bonds and other Chinese bonds, and there may be little to no correlation between the performance of them. Securities that are rated below investment grade are subject to greater credit risk and greater risk of loss of income and principal than highly rated securities because their issuers may be more likely to default. The Sub-Fund may lose its entire investment if the issuer of a debt is in default. Securities that are rated below investment grade are inherently speculative. Valuation of the fund's instruments may involve uncertainties and judgmental determinations. If such valuation turns out to be incorrect, this may affect the Net Asset Value of the Sub-Fund. Interest rate risk is the risk that fixed income securities will decline in value because of an increase in interest rates and changes to other factors, such as perception of an issuer's creditworthiness. Funds with higher durations generally are subject to greater interest rate risk.
- **Credit risk**: Credit ratings assigned by rating agencies are subject to limitations and do not guarantee the creditworthiness of the security and/or issuer at all times. The credit rating of a debt instrument or its issuer may subsequently be downgraded. In the event of such downgrading, the value of the Sub-Fund may be adversely affected. The Manager may or may not be able to dispose of the debt instruments that are being downgraded. The financial condition of an issuer of a debt security or other instrument may cause such issuer to default, become unable to pay interest or principal due or otherwise fail to honor its obligations or cause such issuer to be perceived as being in such situations.
- **Volatility and liquidity risk**: The debt securities in the PRC market may be subject to higher volatility and lower liquidity compared to more developed markets. The prices of securities traded in such markets may be subject to fluctuations. The bid and offer spreads of the price of such securities may be large and the fund may incur significant trading costs.
- **Over-the-counter Market Risk**: OTC markets such as the USD Corporate Bond market are subject to less governmental regulation and supervision of transactions than organized exchanges. In addition, many of the protections afforded to participants on some organized exchanges, such as the performance guarantee of an exchange clearing house, may not be available in connection with transactions on OTC markets.
- **Foreign exchange, other currency distribution and distributions out of or effectively out of capital risk**: All Units will receive distributions in the Base Currency (USD) only. In the event that the relevant Unitholder has no USD account, the Unitholder may have to bear the fees and charges associated with the conversion of such distribution from USD to HKD or RMB. Payment of dividends out of capital or effectively out of capital amounts to a return or withdrawal of part of an investor's original investment or from any capital gains attributable to that original investment. Any such distributions may result in an immediate reduction in the Net Asset Value per Unit of the Sub-Fund.
  The Sub-Fund's base currency is in USD but has Units traded in HKD and RMB (in addition to USD). Secondary market investors may be subject to additional costs or losses associated with fluctuations in the exchange rates between HKD and the base currency and by changes in exchange rate controls when trading Units in the secondary market.
- **New Index Risk:** The Index is a new index. The Sub Fund may be riskier than other exchange traded funds tracking more established indices with longer operating history
- **Securities Lending Transactions Risk**: Securities lending transactions may involve the risk that the borrower may fail to return the securities lent out in a timely manner and the value of the collateral may fall below the value of the securities lent out.

INVESTMENT OBJECTIVE

The ETF tracks the investment results, before fees and expenses, of the ICE 1-7 Year USD China Senior Real Estate Corporate Constrained Index. There can be no assurance that the ETF will achieve its investment objective.

FUND INFORMATION

Manager	Premia Partners Company Limited
Trustee	HSBC Institutional Trust Services (Asia) Limited
Exchange	SEHK - Main Board
Units Outstanding	450,000.00
Fund Size	USD 6 million
Benchmark	ICE 1-7 Year USD China Senior Real Estate Corporate Constrained Index
Bloomberg Index Ticker	CVCP Index
Management Fee	0.58% per annum
Base Currency	USD

TRADING INFORMATION

Listing Date	14 April 2021
Board Lot Size	5 units (HKD counter) 5 units (USD counter) 5 units (RMB counter)
Net Asset Value	USD 13.0715
Stock Code	3001 HK (HKD Counter) 9001 HK (USD Counter) 83001 HK (RMB Counter)
Bloomberg Fund Ticker	3001 HK Equity | 9001 HK Equity | 83001 HK Equity
ISIN Code	HK0000723178

CUMULATIVE PERFORMANCE (%)

	YTD	1-month	6-month	1-year	Since Listing
ETF	17.1%	-2.6%	2.1%	5.7%	-61.2%
Index*	18.1%	-2.6%	2.8%	5.3%	-60.3%

CALENDAR YEAR PERFORMANCE (%)

	2021#	2022	2023	2024	2025
ETF	-29.5%	-31.4%	-46.4%	37.0%	-6.2%
Index*	-30.5%	-22.3%	-44.6%	20.4%	-6.6%



Source: Bloomberg, Premia Partners
** ICE 1-7 Year USD China Senior Real Estate Corporate Constrained Index*
 # From date of listing to end of 2021
The index was previously known as "ICE 1-5 Year USD China Senior Real Estate Corporate Constrained Index" before 31 December 2023. The performance of the period before 31 December 2023 was achieved under circumstances that no longer apply due to an update of the Index Methodology.

Past performance is not indicative of future performance. Investors may not get back the full amount invested. The computation basis of the performance is based on the calendar year end, NAV-to-NAV, with dividend reinvested. These figures show by how much the fund increased or decreased in value during the period shown. Performance data has been calculated in USD including ongoing charges and excluding trading costs on SEHK you might have to pay. Where no past performance is shown there was insufficient data available in that year to provide performance. Fund launch date: Apr 12, 2021.

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TOP 10 HOLDINGS

YXREIT 6 1/2 02/12/29	11.16%
CHJMAO 4 1/4 07/23/29	10.62%
CRHZCH 4 1/8 02/26/29	10.36%
FUTLAN 11.88 06/26/28	10.25%
FTLNHD 11.8 03/09/29 (~~)	9.61%
LNGFOR 4 1/2 01/16/28	9.23%
GRNCH 7 05/19/29	7.01%
VNKRLE 3.975 11/09/27	6.71%
CHIOLI 4 3/4 04/26/28	4.39%
VNKRLE 3 1/2 11/12/29	4.05%

Source: Premia Partners

FUND CHARACTERISTICS

Average Quality	Ba
Effective Duration	1.69
Average Yield To Maturity (%)	15.87
Convexity	0.04

Source: Premia Partners

PARTICIPATING DEALERS

- Barclays Bank PLC
- Citigroup Global Markets Asia Limited
- DBS Vickers (Hong Kong) Limited
- Goldman Sachs (Asia) Securities Limited
- Haitong International Securities Company Limited
- Korea Investment & Securities Asia Limited
- Mirae Asset Securities (HK) Limited

MARKET MAKERS

- Flow Traders Hong Kong Limited
- Jane Street Asia Trading Limited

* Please refer to the website of Stock Exchange of Hong Kong in case of any discrepancy of the list of Market Makers of the Sub-Fund.

ABOUT PREMIA PARTNERS

Premia Partners is an investment firm founded in Hong Kong in 2016, by a group of enthusiasts who believe in enabling investors with efficient investment tools and see enormous scope for innovation in the Asian ETF industry. The team came from various incumbent global and regional industry leaders and shares one common goal – to reshape the ETF landscape in Asia by applying our collective knowledge and execution experience as well as by collaborating with the best-in-class global experts to curate ETF and smart beta solutions for investors. In Asia, and for Asia – because this is our home. For more information, please visit www.premia-partners.com

IMPORTANT NOTICE The ETF tracks the performance of its underlying index which does not incorporate Environment, Social and Governance factors in its key investment focus. The current disclosures are made in accordance with SFC guidelines following the Manager's climate-related risk assessments. Applicability and extent of disclosures shall be assessed on periodical basis.

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^ The ETF is an eligible collective investment scheme for the New Capital Investment Entrant Scheme. (New CIES) in Hong Kong. Details can be found in the official website by the Securities and Futures Commission (SFC)