

LIPPO FUND SERIES

LIPPO SELECT HK & MAINLAND PROPERTY ETF

SEMI-ANNUAL FINANCIAL STATEMENTS (UNAUDITED)

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2013

LIPPO FUND SERIES

LIPPO SELECT HK & MAINLAND PROPERTY ETF

Contents	Pages
Administration and management	1
Report of the Manager	2
Statement of net assets (unaudited)	3
Investment limitations and prohibitions under the SFC Code	4
Investment portfolio (unaudited)	5 - 6
Statement of movements in investment portfolio (unaudited)	7 –8

IMPORTANT:

Any opinion expressed herein reflects the Manager's view only and is subject to change. For more information about the Lippo Fund Series, please refer to the prospectus of the Lippo Fund Series which is available at our website: <http://lippoetf.com/index.php/fund-info/>.

Investors should not rely on the information contained in this report for their investment decisions.

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

ADMINISTRATION AND MANAGEMENT

Manager

Lippo Investments Management Limited
24th Floor, Tower One
Lippo Centre, 89 Queensway
Hong Kong
Website: <http://www.lippo-im.com>

Directors of the Manager

Conrad Cheng Kam Wah
Sammy Yip Ka Tak (resigned on 14 August 2013)
Stanley Kwok Wai Leung (resigned on 15 October 2013)
Bruce Cheung Heung Wing (appointed on 15 October 2013)

Trustee

Cititrust Limited
50th Floor, Citibank Tower
Citibank Plaza, 3 Garden Road
Central, Hong Kong

Custodian and Administrator

Citibank N.A.
50th Floor, Citibank Tower
Citibank Plaza, 3 Garden Road
Central, Hong Kong

Registrar

Computershare Hong Kong Investor Services Limited
48th Floor, Hopewell Centre
183 Queen's Road East
Wan Chai, Hong Kong

Service Agent

HK Conversion Agency Services Limited
2nd Floor, Infinitus Plaza
199 Des Voeux Road Central
Hong Kong

Legal Adviser to the Manager

King & Wood Mallesons
13th Floor, Gloucester Tower
The Landmark, 15 Queen's Road Central
Central, Hong Kong

Auditor

PricewaterhouseCoopers
22nd Floor
Prince's Building
Central
Hong Kong

Participating Dealers

Merrill Lynch Far East Limited
15th Floor, Citibank Tower
3 Garden Road, Central
Hong Kong

Goldman Sachs (Asia) Securities Limited
68th Floor, Cheung Kong Center
2 Queen's Road Central
Hong Kong

Credit Suisse Securities (Hong Kong) Limited
88th Floor, International Commerce Centre
1 Austin Road West, Kowloon
Hong Kong

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

REPORT OF THE MANAGER

The dealing net asset value ("Dealing NAV") of "The Lippo Select Hong Kong and Mainland Property Fund ("ETF") as at the end of September 2013 was HKD 93.47 million and the Dealing NAV per unit was HKD 41.0848. The ETF achieved a return of 1.6% (dealing NAV per unit) for the six month period to the end of September 2013.

The Fund Manager, Lippo Investments Management Limited has adopted the full replication strategy in managing the ETF. The objective of the full replication strategy is to match as closely as practically possible to the benchmark weightings of each constituent stock in the Lippo Select HK & Mainland Property Index.

As at the end of September 2013, the ETF had 42 constituent stocks with a total unadjusted market capitalization of HKD 1831.1 billion

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

STATEMENT OF NET ASSETS
AS AT 30 SEPTEMBER 2013 (UNAUDITED)

	As at 30 September 2013 (unaudited) HK\$	As at 31 March 2013 (audited) HK\$
CURRENT ASSETS		
Investments	92,989,024	125,883,599
Dividends receivable	285,034	224,598
Bank balances	282,170	357,521
TOTAL ASSETS	93,556,228	126,465,718
CURRENT LIABILITIES		
Management fee payable	54,336	80,656
Establishment costs payable	433,973	433,973
Other payables	-	30,000
	488,309	544,629
NON-CURRENT LIABILITIES		
Establishment costs payable	1,194,521	1,395,069
TOTAL LIABILITIES	1,682,830	1,939,698
EQUITY		
Net assets attributable to unitholders	91,873,398	124,526,020
Number of units in issue	2,275,000	3,125,000
Net assets attributable to unitholders per unit	40.3839	39.8483

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

INVESTMENT LIMITATIONS AND PROHIBITIONS UNDER THE SFC CODE (UNAUDITED)

The SFC Code allows the Sub-Fund to invest in constituent securities issued by a single issuer for more than 10% of the Sub-Fund's net asset value provided that the investment is limited to any constituent securities that each accounts for more than 10% of the weighting of the Lippo Select HK & Mainland Property Index (the "Index") and the Sub-Fund's holding of any such constituent securities may not exceed their respective weightings in the Index (except as a result of changes in the composition of the Index and the excess is transitional and temporary in nature).

As at 30 September 2013 and 31 March 2013, the Sub-Fund did not have any constituent securities that accounted for more than 10% of its net asset value.

During the period from 01 April 2013 to 30 September 2013, the Lippo Select HK & Mainland Property Index increased by 2.2% [31 March 2013 (audited): 17.5%] while the unaudited dealing net asset value per unit of the Sub-Fund increased by 1.6% [31 March 2013 (audited): 16.8%].

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

INVESTMENT PORTFOLIO (UNAUDITED)
AS AT 30 SEPTEMBER 2013

Listed Equities	Holdings	Fair value HK\$	% of net assets
Properties			
AGILE PROPERTY HOLDINGS LTD	224,181	1,914,505	2.08%
C C LAND HOLDINGS LTD	210,228	437,273	0.48%
CHINA OVERSEAS GRAND OCEANS GROUP LTD	129,783	1,225,151	1.33%
CHINA OVERSEAS LAND & INVEST	234,131	5,349,893	5.82%
CHINA RESOURCES LAND LTD SHS	253,375	5,586,919	6.08%
CHINA SOUTH CITY HOLDINGS HKD0.01	492,225	1,220,718	1.33%
COUNTRY GARDEN HOLDINGS CO HKD0.10	1,139,408	5,651,464	6.15%
EMPEROR INTL HLDG LTD HKD0.01	178,729	391,417	0.43%
EVERGRANDE REAL ESTATE GROUP USD0.01	1,037,242	3,360,664	3.66%
FANTASIA HOLDINGS GROUP CO HKD0.10 REG S	338,419	416,255	0.45%
FRANSHION PROPERTIES HKD1	595,409	1,518,293	1.65%
GREENTOWN CHINA HOLDINGS HKD0.10	122,381	1,784,315	1.94%
GUANGZHOU R&F PROPERTIES - H	164,955	1,999,255	2.18%
HYSAN DEVELOPMENT CO	103,245	3,567,115	3.88%
K WAH INTL HOLDINGS SHS	171,460	716,703	0.78%
KAISA GROUP HOLDINGS LTD HKD0.10 REGS	279,120	602,899	0.66%
KERRY PROPERTIES LTD	116,474	3,849,466	4.19%
KOWLOON DEVELOPMENT CO LTD	56,087	538,996	0.59%
KWG Property HKD0.10	188,027	919,452	1.00%
LONGFOR PROPERTIES	220,615	2,713,565	2.95%
NEW WORLD CHINA LAND L SHS	422,269	1,646,849	1.79%
NEW WORLD DEVELOPMENT	491,925	5,735,846	6.24%
POLY PROPERTY GROUP CO LTD	322,456	1,502,645	1.64%
POLYTEC ASSET HOLDINGS LTD HKD0.1 (POST CONS)	216,368	218,532	0.24%
POWERLONG REAL ESTATE HOLD	164,426	253,216	0.28%
ROAD KING INFRASTRUCTURE LTD ORD	42,191	337,106	0.37%
SHANGHAI INDUSTRIAL URBAN DEVELOPMENT GR	234,527	445,601	0.49%
SHENZHEN INV ORD SHS	374,301	1,175,305	1.28%
SHIMAO PROPERTY HOLDINGS LTD HKD0.10	224,684	4,008,363	4.36%
SINO-OCEAN LAND HOLDINGS	523,854	2,388,774	2.60%
SOHO CHINA LTD	280,783	1,872,823	2.04%
SUN HUNG KAI PROPERTIES	54,562	5,756,291	6.27%
WHARF HOLDINGS	84,976	5,710,387	6.22%
WHEELLOCK & COMPANY LTD	131,426	5,408,180	5.89%
YUEXIU PROPERTY COMPANY LTD	831,073	1,770,185	1.93%
		81,994,421	89.27%

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

INVESTMENT PORTFOLIO (UNAUDITED)
AS AT 30 SEPTEMBER 2013

Listed Equities	Holdings	Fair value HK\$	% of net assets
REITS			
CHAMPION REIT REIT	415,764	1,471,804	1.60%
LINK REIT NPV	153,285	5,832,494	6.35%
PROSPERITY REIT NPV (REIT)	191,114	456,762	0.50%
REGAL REAL ESTATE INVESTMENT NPV REIT	158,776	360,422	0.39%
SUNLIGHT REAL ESTATE INVEST NPV	170,198	517,402	0.56%
YUEXIU REAL ESTATE INVESTMENT TRUST	290,678	1,116,204	1.21%
FORTUNE REIT NPV (REIT)	193,372	1,239,515	1.35%
		10,994,603	11.96%
Total listed investments		92,989,024	101.23%
Total investments, at cost		83,069,399	

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

STATEMENT OF MOVEMENTS IN INVESTMENT PORTFOLIO (UNAUDITED)
FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2013

Investments	Beginning holdings as at 01 April 2013	Additions	Corporate actions	Disposals	Closing holdings as at 30 September 2013
PROPERTIES					
AGILE PROPERTY HOLDINGS LTD HKD0.10	372,860	-	-	148,679	224,181
C C LAND HOLDINGS LTD	341,512	-	-	131,284	210,228
CHEUNG KONG HOLDINGS LTD HKD0.50	64,514	-	-	64,514	-
CHINA OVERSEAS GRAND OCEANS HKD0.50	215,779	-	-	85,996	129,783
CHINA OVERSEAS LAND & INVEST HKD0.10	341,370	2,306	-	109,545	234,131
CHINA RESOURCES LAND LTD HKD0.10	354,844	13,454	-	114,923	253,375
CHINA SOUTH CITY HOLDINGS HKD0.01	559,217	107,414	-	174,406	492,225
COUNTRY GARDEN HOLDINGS CO HKD0.10	1,970,457	-	-	831,049	1,139,408
EMPEROR INTL HLDG LTD HKD0.01	290,113	-	-	111,384	178,729
EVERGRANDE REAL ESTATE GROUP USD0.01	-	1,041,605	-	4,363	1,037,242
FANTASIA HOLDINGS GROUP CO HKD0.10'REG S'	-	338,419	-	-	338,419
FRANSHION PROPERTIES HKD1	-	595,409	-	-	595,409
GREENTOWN CHINA HOLDINGS HKD0.10	202,503	-	-	80,122	122,381
GUANGZHOU R&F PROPERTIES - H 'H'CN¥0.25(POST SUBD)	274,341	-	-	109,386	164,955
HKC HOLDINGS LTD HKD0.01	1,214,696	-	-	1,214,696	-
HYSAN DEVELOPMENT CO HKD5	172,346	-	-	69,101	103,245
K WAH INTL HOLDINGS HKD0.10	284,587	-	-	113,127	171,460
KAISA GROUP HOLDINGS LTD HKD0.10 REGS	-	279,120	-	-	279,120
KERRY PROPERTIES LTD HKD1	174,987	11,199	-	69,712	116,474
KOWLOON DEVELOPMENT CO LTD HKD0.10	91,046	-	-	34,959	56,087
KWG PROPERTY HOLDING LTD HKD0.10	305,216	-	-	117,189	188,027
LONGFOR PROPERTIES HKD0.10	-	220,615	-	-	220,615
NEW WORLD CHINA LAND LTD HKD0.10	701,774	-	-	279,505	422,269
NEW WORLD DEVELOPMENT HKD1	-	491,925	-	-	491,925
POLY PROPERTY GROUP CO LTD	536,109	-	-	213,653	322,456
POLYTEC ASSET HOLDINGS LTD HKD0.1(POST CONS)	351,208	-	-	134,840	216,368
POWERLONG REAL ESTATE HOLD	-	164,426	-	-	164,426
ROAD KING INFRASTRUCTURE LTD HKD0.10	68,530	-	-	26,339	42,191
SHANGHAI INDUSTRIAL URBAN DEVELOPMENT GR	-	234,527	-	-	234,527
SHENZHEN INVESTMENT LTD HKD0.05	604,601	10,776	-	241,076	374,301
SHIMAO PROPERTY HOLDINGS LTD HKD0.10	375,358	-	-	150,674	224,684
SHUI ON LAND LTD- RIGHTS	-	-	-	-	-
SHUI ON LAND LTD USD0.0025	810,564	-	252,916	1,063,480	-
SINO-OCEAN LAND HOLDINGS HKD0.80	948,056	-	-	424,202	523,854
SOHO CHINA LTD HKD0.02	483,541	-	-	202,758	280,783
SUN HUNG KAI PROPERTIES HKD0.50	65,185	7,091	-	17,714	54,562
WHARF HOLDINGS LTD HKD1	118,922	7,164	-	41,110	84,976
WHEELOCK & CO LTD HKD0.50	186,278	1,217	-	56,069	131,426
YUEXIU PROPERTY CO LTD ORD HKD0.10	1,381,803	-	-	550,730	831,073

LIPPO FUND SERIES
LIPPO SELECT HK & MAINLAND PROPERTY ETF

STATEMENT OF MOVEMENTS IN INVESTMENT PORTFOLIO (UNAUDITED)
FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2013

Investments	Beginning holdings as at 01 April 2013	Additions	Corporate actions	Disposals	Closing holdings as at 30 September 2013
REITS					
CHAMPION REIT REIT	689,398	-	-	273,634	415,764
FORTUNE REIT NPV (REIT)	-	193,372	-	-	193,372
LINK REIT NPV	188,037	16,324	-	51,076	153,285
PROSPERITY REIT NPV (REIT)	316,941	-	-	125,827	191,114
REGAL REAL ESTATE INVESTMENT NPV REIT	257,741	-	-	98,965	158,776
SUNLIGHT REAL ESTATE INVEST NPV	275,095	-	-	104,897	170,198
YUEXIU REAL ESTATE INVESTMENT TRUST	481,836	-	-	191,158	290,678