

9 September 2010

MPO unveils The Fountainside

Publicity campaign commenced for Macau Penha Hill luxury development

“The Fountainside will help preserve Macau’s unique cultural heritage whilst providing modern luxury homes to its residents.”

David Hinde
MPO Chairman

迎 THE FOUNTAIN
源 FOUNTAIN
SIDE
Development branding



Artist’s impression of the completed development

Macau Property Opportunities Fund Limited (MPO) today launches the publicity campaign for its first residential redevelopment property, with the unveiling of the project’s official name, *The Fountainside*.

The naming of *The Fountainside* – previously known as Rua da Penha – sets the stage for the project’s official launch and public sales programme expected to commence in the fourth quarter of this year.

Elite neighbourhood steeped in history

The Fountainside site occupies a prime corner location in Macau’s sought after Penha Hill district – a quiet and distinguished residential precinct which is adjacent to Lilau Square, one of the city’s most historically significant landmarks.

The project’s name is inspired by the distinctive fountain situated in Lilau Square where the Portuguese originally discovered water 500 years ago. It also expands on the branding theme adopted by one of the Fund’s other residential Macau assets, *The Waterside*, which was launched for leasing earlier this year.

A modern interpretation of prestige and heritage

MPO plans to leverage the property’s unique heritage by preserving and blending the original European-style façade with a niche, low-density residential redevelopment.

David Hinde, MPO Chairman said, “*The Fountainside* is an exceptional project which will help preserve Macau’s unique cultural heritage whilst providing modern luxury homes to its residents.”

Further details

The Fountainside, which is currently under development, is a niche residential project located in the UNESCO-inscribed “Historic Centre of Macao” on Macau Peninsula. It will feature an eight-storey apartment block offering 42 units of various sizes and layouts.

In June 2010, MPO secured a banking facility for up to HK\$105 million (c.US\$13.5 million) with Banco Weng Hang S.A. for developing *The Fountainside*.

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About Macau Property Opportunities Fund Limited

Macau Property Opportunities Fund is a closed-end investment fund registered in Guernsey. Its shares are traded on the Main Market of the London Stock Exchange. The Company's investment policy is to provide shareholders with an attractive total return through investing in property opportunities in one of the world's fastest growing and most dynamic regions – Macau and the surrounding Western Pearl River Delta region of Southern China.

To-date, MPO's portfolio comprises five key properties spanning residential, retail and industrial sectors in Macau and Zhuhai.

www.mpofund.com

About Sniper Capital Limited

Founded in 2004, Sniper Capital focuses on capital growth from opportunities in property investment, development and redevelopment in niche and undervalued markets. Today, Sniper Capital manages two funds, including Macau Property Opportunities Fund, with combined assets of over US\$300 million.

With a team of over 30 professionals, Sniper Capital's expertise covers every aspect of the investment and development cycle, including research, site acquisition, project development, asset management, investor relations and finance.

www.snipercapital.com

Stock Codes:

Bloomberg: MPO LN

Reuters: MPO.L

www.mpofund.com

For further information:

Public Relations

Hogarth
Simon Hockridge / Andrew Jaques
Tel: +44 20 7357 9477

Manager

Sniper Capital Limited
Daisy Tang
Corporate & Investor Communications
Tel: +852 2292 6700
Email: info@snipercapital.com
www.snipercapital.com

Sponsor and Broker

Collins Stewart Europe Limited
David Yovichic / Dominic Waters
Tel: +44 20 7523 8000

Company Secretary and Administrator

Heritage International Fund Managers Limited
Mark Huntley / Laurence McNairn
Tel: +44 1481 716000