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MPO launches the *Apex Collection* at *The Waterside*

Five premier residences launched on the back of strong leasing demand in Macau

“The Apex Collection has further raised the standard of luxury living in Macau.”

David Hinde

MPO Chairman



The *Apex Collection* epitomises the pinnacle of luxury leased accommodation in Macau.

Macau Property Opportunities Fund Limited, managed by Sniper Capital Limited, announces the launch of the *Apex Collection* – five premium units located on the highest floors of its luxury residential leasing asset, *The Waterside* at One Central Residences, Macau.

The *Apex Collection* consists of three simplex and two duplex units – each spanning over 4,000 square feet and featuring their own private sky terrace with spectacular views of the Nam Vam Lake. The units collectively constitute 16% of the total gross floor area of *The Waterside*.

These deluxe apartments showcase the work of Yasumichi Morita, the award-winning Japanese designer, who was specially commissioned to design the flagship duplex show suite.

Capitalising on the current strong demand for quality rental accommodation in Macau, two simplex units have already been leased at HK\$140,000 (c. US\$18,000) per month or HK\$30 (c. US\$3.80) per square foot per month. This follows strong ongoing momentum in the leasing of the project’s 54 standard apartments, which are now 63% occupied.

David Hinde, Chairman of MPO said: “MPO has further raised the standard of luxury living in Macau with the launch of the *Apex Collection* apartments. The strong initial leasing performance follows the trend seen with our standard apartments and confirms the increasing demand for true luxury rental accommodation in Macau.”

Further details

Since its launch a year ago, *The Waterside* has rapidly established a new level of luxury for leased accommodation in Macau, with the project achieving record rental levels in the territory. To-date, over 60% of the property’s gross floor area has been successfully leased to an international clientele.

About *The Waterside* and One Central Residences

Occupying the entire Tower Six in One Central Residences, *The Waterside* consists of 59 apartments including two duplexes and three simplexes. Unit sizes range from 2,270 square feet for a standard three-ensuite unit to 4,740 square feet for a duplex with balcony.

MPO acquired the entire residential tower off-plan in 2006 and upon handover in 2009 further enhanced the apartments to world class luxury standards.

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Apartments feature exclusive interior designs and furnishings by Japanese designer Yasumichi Morita and are luxuriously appointed with top-of-the-range appliances. Residents are offered flexible leasing packages in addition to tailored services.

www.watersidemacau.com

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About Macau Property Opportunities Fund

Macau Property Opportunities Fund Limited is a closed-end investment fund registered in Guernsey. Its shares began trading on AIM in June 2006, when it raised £105 million in an institutional placing, before moving to the Main Market of the London Stock Exchange in June 2010. 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 Western Pearl River Delta of Southern China.

The Fund is managed by Sniper Capital Limited, an independent investment manager that specialises in property investment, development and redevelopment opportunities in niche, undervalued and developing markets.

www.mpofund.com

About Sniper Capital Limited

Founded in 2004, Sniper Capital Limited focuses on generating capital growth from property investment, development and redevelopment opportunities in niche and undervalued markets.

Today, Sniper Capital manages two funds, including Macau Property Opportunities Fund, with combined assets of over US\$350 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

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