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MPO tops out first block of APAC Logistics Centre

APAC Logistics Centre set to establish itself as a key international warehousing and logistics facility in western PRD

“APAC Logistics Centre is set to put Zhuhai on the map as a world-class logistics destination.”

Martin Tacon
Director, Sniper Capital



MPO marks a milestone in the development of APAC Logistics Centre as it tops out the first building



Completion of first two blocks of APAC Logistics Centre will add 250,000 square feet of warehousing space

Macau Property Opportunities Fund Limited (“MPO” or the “Company”), managed by Sniper Capital Limited, marks a milestone in the development of APAC Logistics Centre, its first warehousing and logistics facility located in Zhuhai, China, with the topping out of the first building.

The first of six new buildings to be completed, Block One comprises 136,000 square feet of state-of-the-art warehousing and logistics space. Block Two will add another 115,000 square feet of space when these two buildings are completed by end-March 2012, thus concluding the first of three stages of APAC Logistics Centre’s development.

APAC Logistics Centre is now one step closer to becoming the only world-class logistics platform and a key player in Zhuhai’s rapidly growing logistics industry.

The rise of western PRD

Zhuhai is fast gaining prominence as an international logistics hub. An unprecedented level of economic integration and enhanced connectivity within the Pearl River Delta (PRD) region is spurring growth of western PRD, including Zhuhai, resulting in a diversion of logistics operations away from longer-established eastern cities such as Shenzhen, Guangzhou and Dongguan, which are witnessing rising occupancy and operational costs.

Strategically located close to critical transport links such as the Guangzhou-Zhuhai freight railway and the Hong Kong-Zhuhai-Macau Bridge – both currently under construction – and the partially-opened Guangzhou-Zhuhai passenger light rail, APAC Logistics Centre is well-placed to tap into ever-increasing inter- and intra-regional trade volumes and the consequent demand for logistics in the region.

Martin Tacon, Director of Sniper Capital said: “With its cutting edge facilities, intelligent design, and value-added services, APAC Logistics Centre is set to put Zhuhai on the map as a world-class logistics destination.”

Further details

APAC Logistics Centre currently provides 205,000 square feet of multi-functional warehousing space. The development phase of the project, currently underway, will comprise an additional 1.1 million square feet of modern warehousing/logistics facilities – divided into three phases – on an adjacent site.

Once completed, it will provide a state-of-the-art platform for sophisticated customers demanding customised and flexible warehousing and logistics solutions while seeking to reduce their administrative burden through dealing with a single point of contact.

Located within a 10-minute drive from APAC Logistics Centre, Cove Residence is MPO's other asset in China, acquired as a joint investment with APAC Logistics Centre in 2008. Currently under construction, this quality residential property will provide 450 residential units spread across 250,000 square feet of gross floor area when it is completed by mid-2012.

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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 three funds, including Macau Property Opportunities Fund, with combined assets of US\$400 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.

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