

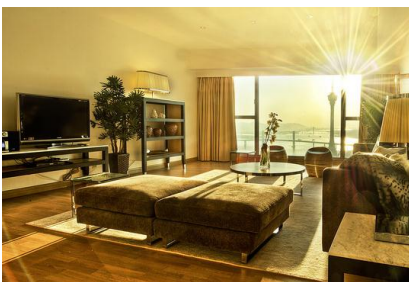
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The Waterside Macau launches the “Sapphire Suites”

Eight ultra-luxurious residences further widens City’s top end leasing choice

“The Sapphire Suites further cements The Waterside as Macau’s exclusive residence of choice.”

Karen Lau
Property Manager, Sniper Capital



The *Sapphire Suites* further widens the options for those seeking the ultimate in rental living.

The Waterside, the exclusive 59-apartment tower located in One Central Residences, Macau’s most prestigious residential address, today unveils the *Sapphire Suites*, eight ultra-luxurious high floor rental apartments ready for immediate occupancy.

Launched as a complement to *The Waterside*’s sought-after luxury standard suites, the *Sapphire Suites* are intended to cater to residents seeking a premium enhanced living environment and come richly appointed with luxurious furnishings, exquisite artwork and elegant ornaments. All offer generous living areas with three en-suite bedrooms and exceptional views of Macau’s Nam Van and Sai Van Lakes. Some are available with balconies.

This latest offering from *The Waterside*, which since its launch has become the unparalleled choice for luxury leased accommodation in Macau, further widens the options for those seeking the ultimate in rental living.

Priced from HKD58,000 per month, rental is inclusive of premium furnishings, fittings and decoration, management fees, maid services and access to a 24-hour concierge desk. Residents will also enjoy special privileges and discounts as part of the exclusive, members-only *The Waterside Club*, in addition to full access to One Central’s extensive clubhouse facilities.

The launch of the *Sapphire Suites* follows strong demand for the initial leasing phase of *The Waterside* launched in 2010, with total achieved occupancy for the building now standing at 70%.

Karen Lau, Property Manager at Sniper Capital which manages *The Waterside*, says, “The launch of the *Sapphire Suites* follows rapidly rising occupancy levels of our standard suites and further caters to the steadily increasing demand in Macau for the very finest in fully furnished luxury rental accommodation. It also further cements *The Waterside* as Macau’s exclusive residence of choice.”

For further enquiries, please contact *The Waterside* leasing team on +853-2888 8338 or at info@watersidemacau.com.

Further details

About *The Waterside*

Occupying the entire Tower Six in One Central* Residences, *The Waterside* offers 59 rental suites, all significantly enhanced and furnished to world class standards. The apartments range from the three bed roomed 2,270 square feet-standard suites to five exclusive simplex and duplex apartments branded as the *Apex Collection*. Since its launch in early

2010, *The Waterside* has established a new standard for premium-leased accommodation in the territory.

In addition to world class interior designs and the added flexibility of fully furnished or unfurnished packages, residents at *The Waterside* enjoy dedicated service in the form of a round-the-clock personalised concierge service and membership to the private special benefits *The Waterside Club*. Furthermore, as part of the wider One Central* development, residents have exclusive access to a magnificent 118,000-square-foot clubhouse with six indoor and outdoor zones, as well as the privilege of dipping into Macau's first 50-metre infinity pool.

*Disclaimer: "One Central" is a trademark registered in Macau SAR under the name of Basecity Investments Limited. Sniper Capital Limited, Macau Property Opportunities Fund Limited, MPOF Macau (Site 5) Limited and "The Waterside" are not associated with Basecity Investments Limited, Shun Tak Holdings Limited or Hong Kong Land Holdings Limited.

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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 over 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.

www.snipercapital.com

For further information:

Public Relations

MHP Communications
Simon Hockridge / Andrew Jaques
Tel: +44 20 3128 8100

Manager (Investor Contact)

Sniper Capital
Faye Chiam / Jane Xie
Tel: +65 6823 1502
Email: info@snipercapital.com
www.snipercapital.com

Corporate Broker

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

Company Secretary & Administrator

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

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