

25 February 2014
For immediate release

MPO completes sale of APAC Logistics Centre and Cove Residence in Zhuhai, China

US\$65 million divestment driven by strong demand for modern logistics facilities in China

Macau Property Opportunities Fund Limited, managed by Sniper Capital Limited, is pleased to announce the sale of its two properties in the Chinese city of Zhuhai – APAC Logistics Centre and Cove Residence – for a combined total of RMB392 million (US\$65 million).

The Fund jointly acquired the sites for US\$11 million in 2008. Since then, it has developed APAC Logistics Centre into a state-of-the-art logistics facility and Cove Residence into a 484-unit apartment complex.

The agreed sale price represents a 34% premium to the September 2013 valuation of the properties and generated a net profit of US\$29 million – equivalent to an internal rate of return of 21%.

MPO Chairman David Hinde said: “Our investment in APAC Logistics Centre and Cove Residence was driven by the belief that demand for well-located properties in the area would escalate as Macau and neighbouring Hengqin Island continued to grow rapidly. This divestment has allowed us to generate a significant return on investment for our shareholders.”

Market backdrop

The sale of MPO’s Zhuhai properties comes against a backdrop of rising domestic consumption in China, fuelled by an online retail spending boom that has made the country Asia’s biggest online retail market. Amid burgeoning growth in China’s e-commerce industry, demand for industrial property has increased, yet modern logistics facilities in China remain undersupplied. As demand for logistics property continues to outstrip supply, rents in the sector have risen at a rate of 5-10% annually in recent years, pulling ahead of rental growth of less than 5% in the retail and office sectors.

Given these market dynamics, APAC Logistics Centre is well positioned to satisfy the growing demand for logistics space. With more than 1.3 million square feet of logistics facilities, it will be one of the largest multifunctional warehouses in the western Pearl River Delta upon its final completion.

The neighbouring Cove Residence, with 484 studio, one- and two-bedroom units, will provide 215,000 square feet of living space and is tailored to meet rising demand for leased employee accommodation in the region.

Most construction work on both projects has been completed and occupancy permits have been obtained.

– Ends –

About Macau Property Opportunities Fund

Macau Property Opportunities Fund Limited is a closed-end investment fund registered in Guernsey and listed on the London Stock Exchange's main market.

Launched in 2006, the Company targets strategic property investment and development opportunities in Macau and Mainland China's western Pearl River Delta. Its current US\$475 million portfolio comprises a mix of well positioned residential and retail property assets.

The Fund is managed by Sniper Capital, an Asia-based property investment manager with an established track record in fund management and investment advisory.

www.mpofund.com

About Sniper Capital Limited

Founded in 2004, Sniper Capital Limited is a property investment manager focused on investment, development and redevelopment opportunities in niche and undervalued markets.

Today, Sniper Capital manages a range of funds with combined assets of more than US\$500 million. Sniper has a team comprised of over 30 professionals whose 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

Sniper Capital Limited
Tel: +65 6222 1440 (Investor Contact)
Tel: +853 2870 5151 (Fund Advisor)
Email: info@snipercapital.com
www.snipercapital.com

Corporate Broker

Liberum Capital
Chris Bowman / Richard Bootle
Tel: +44 20 3100 2222

Company Secretary & Administrator

Heritage International Fund Managers
Mark Huntley / Laurence McNairn
Tel: +44 14 8171 6000

Stock Codes:

Bloomberg: MPO LN
Reuters: MPO.L

www.mpofund.com