

23 March 2015

MPO secures new loan facility

Debt negotiation raises US\$15.5 million cash

Macau Property Opportunities Fund, managed by Sniper Capital Limited, announces that it has secured a new loan facility of US\$28.4 million for its low-rise Macau residential development *The Fountainside*.

The refinancing, which has been agreed with the Industrial and Commercial Bank of China (Macau) Limited, generates US\$15.5 million net cash after the repayment of an existing US\$12.9 million loan facility with a local bank.

The Fountainside is located in Macau's prestigious neighbourhood of Penha Hill. The asset consists of 38 luxurious apartments and four villas, of which a total of 27 units have been sold.

-- 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\$548 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 across Asia. With a particular focus on and presence in Macau, Sniper Capital has also been involved in real estate activity in Hong Kong, China and Thailand.

Over the last decade Sniper Capital has demonstrated a proven capacity to successfully manage complex projects through all cycles and over the long term, adding value to its real estate projects and generating strong returns for investors through careful management, an on-the-ground presence and a focus on maximising shareholder value.

Today, Sniper Capital manages a range of funds with combined assets of US\$600 million, including its flagship LSE-listed Macau Property Opportunities Fund (MPO.L), which is a constituent stock of the FTSE All-Share and SmallCap indices. Sniper Capital also manages the unlisted Macau Leisure Income Fund and Macau Sniper Fund, both of which have delivered significant returns for their investors.

www.snipercapital.com

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Stock Code:

Bloomberg : MPO LN
Reuters: MPO.L

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