

FUND FACT SHEET Macau Property Opportunities Fund

Investment Policy

Macau Property Opportunities Fund Limited is a closed-end investment company incorporated in Guernsey. Listed on the London Stock Exchange's main board[#], it is also a constituent stock of the FTSE All-Share and FTSE Small Cap indices. The Company's investment policy is to provide shareholders with an attractive total return, which is intended to comprise primarily capital growth, but with the potential for dividends over the medium to long term. The Company focuses on investing in property opportunities primarily in Macau.

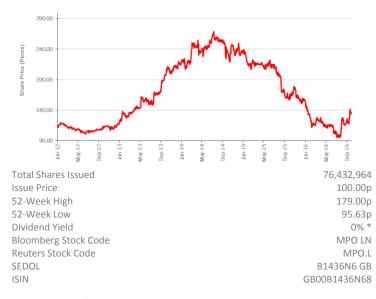
Quick Facts

Exchange	London Stock Exchange
Domicile	Guernsey
Market Capitalisation	£102.6m
Share Price (End-September)	134.30p
Portfolio Valuation (End-June)	US\$393.7m
Adjusted NAV per share (End-June)	US\$2.96 (228p)

Fund Structure

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Geographic Focus	Macau
Target Sectors	Residential, Retail
Maximum Loan-to-Value	60%
Loan-to-Value (End-June)	40%
Country of Incorporation	Guernsey
Fund Term	Next continuation vote by 31 December 2016
Listing	2006 [#]
Listing Currency	Pound Sterling
Accounting Currency	US Dollars
Year-End	30 June
Auditor	Ernst & Young

Share Price



*MPO returned US\$17.9 million to shareholders on July 2011. The return of capital, equivalent to 10.76p per share, represents 8% of the Company's market capitalisation based on share price of 135p as at 30 June 2011. Following the Fund's EGM on 7 April 2014, shareholders approved a return of capital of 21p per share, or approximately US\$29 million.

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Portoflio Summary

No. of Principal Acquisitions (To-Date)7No. of Existing Principal Properties in Portfolio (To-Date)4SegmentsResidential - 3Target IRR20%ValuerSavillsValuation frequencyQuarterly
No. of Existing Principal Properties in Portfolio (To-Date) 4 Segments Residential - 3 Retail - 1
No. of Existing Principal Properties in Portfolio (To-Date) 4

ChairmanChris RussellNon-Executive DirectorTom AshworthNon-Executive DirectorAlan CliftonNon-Executive DirectorWilfred Woo

Significant Shareholders

Lazard Asset Management LLC	21.57%
Sniper Investments Limited	16.61%
Universities Superannuation Scheme	13.74%
Invesco Asset Management	12.55%
Others	35.53%
Others	35.53% 100%

As at 31 August 2016.

Manager Remuneration

Management Fee Performance Fee	2% of Adjusted NAV payable quarterly 20% over 10% hurdle
	Cumulative Adjusted NAV
Free Shares	None
Options/Warrants	None
Management Contracts	Until the Fund's next continuation vote
	by 31 December 2016

For Further Information

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MPO's 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.

^ Based on US\$/£ of 1.297 as at 30 September 2016.

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