

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.

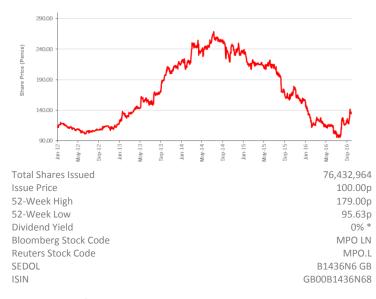
Quick Facts

| 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

| Coorreshie Ferry | N 40 00 11 |
|--------------------------|--|
| 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.

Public Relations MHP Communications 60 Great Portland Street London W1W 7RT Simon Hockridge / Andrew Jaques / Kelsey Traynor Tel: +44 20 3128 8100

Corporate Broker Liberum Capital Ropemaker Place, Level 12 25 Ropemaker Street London EC2Y 9LY Contact: Richard Bootle / Jonathan Wilkes-Green / Henry Freeman Tel: +44 20 3100 2232

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

Sniper Capital Hong Kong: +852 2292 6700 Singapore: +65 6222 1440 Email: info@snipercapital.com Website: www.snipercapital.com

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.

Company Secretary & Administrator Heritage International Fund Managers Limited Heritage Hall, PO Box 225 Le Marchant Street, St. Peter Port Guernsey GY1 4HY Mark Huntley / Laurence McNair Tel: +44 1481 716000