
ANNOUNCEMENT

14 December 2016

Update on Senado Square Project

Macau Property Opportunities Fund Limited is pleased to announce that the Land, Public Works and Transport Bureau of Macau has approved the architectural concept plan for the Company's retail redevelopment project located in the Senado Square district of Macau.

The approval, which is subject to a number of minor comments, paves the way for the submission of the detailed plan expected to be made in Q1 2017. This is the final stage of the planning process prior to the commencement of demolition and construction.

In addition, the Company has secured a new loan facility of HK\$118 million (US\$15.2 million) for the project with Hang Seng Bank Limited.

The two-year hybrid loan will mature in December 2018 and interest will be charged at 2.70% per annum over the 1-, 2- or 3-month HIBOR rate.

Following the full draw down of the loan, MPO's total cash balance will rise to c. US\$20 million and its loan-to-value ratio will increase to 42.3% from 40% based on the Company's latest published portfolio valuation.

About the Project

Senado Square is MPO's flagship retail development project, well-located in Macau's prime UNESCO-listed shopping precinct. The new development which sits on a freehold site is designed by renowned architectural consultant, Arquitectonica, adopting a contemporary and sustainable design concept. Upon completion, it will offer c.67,800 square feet of retail and F&B space.

About Macau Property Opportunities Fund

[Macau Property Opportunities Fund Limited](#) is a closed-end investment fund registered in Guernsey. Listed on the London Stock Exchange's main market, it is also a constituent stock of the FTSE All-Share and FTSE SmallCap indices.

Launched in 2006, the Company targets strategic property investment and development opportunities in Macau, the only city in China where casinos are legal. Its current portfolio comprises a mix of well-positioned residential and retail property assets.

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

Stock Codes:

Bloomberg: MPO LN

Reuters: MPO.L

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