

ANNOUNCEMENT

31 July 2017

Quarterly Net Asset Value Update

Macau Property Opportunities Fund Limited, managed by property investment manager Sniper Capital Limited, announces that the Adjusted Net Asset Value of the Company was US\$249.3 million as at 30 June 2017.

This is equivalent to US\$3.26 (250 pence*) per share and represents an increase of 5.1% from the previous quarter.

**Based on the US Dollar/Sterling exchange rate of 1.3026 as at 30 June 2017.*

Note:

1. The above figures are estimates only and are unaudited. The Company's audited Adjusted Net Asset Value as at 30 June 2017, which may be materially different from the above estimates, will be announced in conjunction with the release of the Company's audited annual results for the year ended 30 June 2017, which are expected to be released on 28 September 2017. No reliance should be placed upon the estimated Adjusted Net Asset Value per share which should only be taken as an indicative value.
2. Detailed information on the fund's portfolio and Macau market can be found in the [Q2 Investor Update](#) published on the Company's website at www.mpofund.com.
3. The content of this announcement contains inside information.

About Macau Property Opportunities Fund

[Macau Property Opportunities Fund Limited](#) is a closed-end investment company registered in Guernsey and is the only quoted property fund dedicated to investing in Macau, the world's largest gaming market and the only city in China where gaming is legalised.

Premium listed on the London Stock Exchange, 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. Its current portfolio comprises a mix of prime residential and retail property assets.

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

Stock Code

London Stock Exchange: MPO

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