

### Investment Policy

Macau Property Opportunities Fund Limited is a closed-end investment company incorporated in Guernsey. Premium listed on the London Stock Exchange's main board<sup>#</sup>, 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.

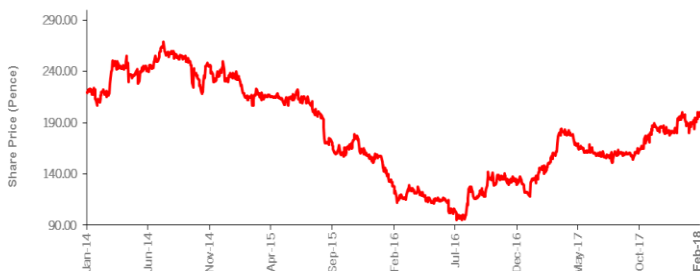
### Quick Facts

Exchange	London Stock Exchange
Domicile	Guernsey
Market Capitalisation	£149.8mil
Share Price (End-February)	196.00p
Portfolio Valuation (End-September)	US\$436.2mil
Adjusted NAV per share (End-December)	US\$3.38 (246p <sup>^</sup> )

### Fund Structure

Geographic Focus	Macau
Target Sectors	Residential, Retail
Maximum Loan-to-Value	60%
Loan-to-Value (End-September)	38.2%
Country of Incorporation	Guernsey
Fund Term	Next continuation vote by 31 December 2018
Listing	2006 <sup>#</sup>
Listing Currency	Pound Sterling
Accounting Currency	US Dollars
Year-End	30 June
Auditor	Ernst & Young

### Share Price



Total Shares Issued	76,432,964
Issue Price	100.00p
52-Week High	200.00p
52-Week Low	140.00p
Dividend Yield	0% *
Bloomberg Stock Code	MPO LN
Reuters Stock Code	MPO.L
SEDOL	B1436N6 GB
ISIN	GB00B1436N68

\*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.

### Portfolio Summary

No. of Principal Acquisitions (To-Date)	7
No. of Existing Principal Properties in Portfolio (To-Date)	4
Segments	Residential - 3 Retail - 1
Target IRR	20%
Valuer	Savills
Valuation frequency	Quarterly

### Board of Directors

Chairman	Chris Russell
Non-Executive Director	Tom Ashworth
Non-Executive Director	Alan Clifton
Non-Executive Director	Wilfred Woo

### Significant Shareholders

Sniper Investments Limited	17.18%
Lazard Asset Management LLC	16.33%
Universities Superannuation Scheme	13.74%
Invesco Asset Management	5.29%
Others	47.46%
	100%

As at 31 January 2018.

### Manager Remuneration

Management Fee	2% of Adjusted NAV payable quarterly
Performance Fee	Payable if cumulative distribution per share to shareholders exceeds high water mark
Free Shares	None
Options/Warrants	None
Management Agreement	Terminable on 12 months' written notice

### For Further Information

Sniper Capital Limited  
 Macau: +853 2870 5151  
 Singapore: +65 6222 1440  
 Email: [info@snipercapital.com](mailto:info@snipercapital.com)  
 Website: [www.snipercapital.com](http://www.snipercapital.com)

<sup>#</sup> 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.

<sup>^</sup> Based on US\$/£ of 1.376 as at 28 February 2018.

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

Company Secretary & Administrator  
 Estera International Fund Managers (Guernsey) Limited  
 Heritage Hall, PO Box 225  
 Le Marchant Street, St Peter Port  
 Guernsey GY1 4HY  
 Kevin Smith  
 Tel: +44 14 8174 2742