

8 February 2010

## MPO launches “The Waterside”, Macau

*Leasing campaign for premium residential property commences*

Macau Property Opportunities Fund Limited (MPO) today announces the launch of the leasing campaign for its key residential asset.

The 150,000 square foot luxury residential tower, located in Macau’s premier mixed-use development, One Central\*, establishes a new benchmark for luxury rental accommodation in the city.

### ***The Waterside* – A tailored luxury experience**

Marketed as *The Waterside*, the property comprises just 59 apartments which boast uncontested views over Macau’s famous Nam Van Lake. All apartments have been luxuriously appointed and feature three distinct environments created by award-winning Japanese interior designer, Yasumichi Morita. Residents will also benefit from fully flexible furnishing and service options.

Macau is entering a fresh phase of casino and infrastructure development which is driving a renewed influx of expatriate executives seeking high quality accommodation in the city. *The Waterside*, MPO’s first large-scale leasing initiative, targets this premium segment of the residential rental market.

### **Unparalleled location and services**

Situated in a prime location on Macau Peninsula, *The Waterside* is surrounded by a multitude of shopping, dining and entertainment options. MGM Grand Macau and Wynn Macau as well as Macau’s latest high-end shopping centre are within close walking distance.

Residents at *The Waterside* can expect the highest level of personalised support from a team of highly trained professionals. CB Richard Ellis Group has been commissioned to provide comprehensive principal leasing and bespoke concierge services to the project.

“There is a clear gap in the Macau market for luxury rental accommodation,” said Cello Chan, Head of Asset Management at Sniper Capital Limited, which manages MPO. “The current offerings in Macau fail to meet the high standards demanded by internationally discerning expatriates. *The Waterside* takes the definition of luxury residential accommodation in Macau to a new, world class level.”

David Hinde, Chairman of MPO said, “We are very proud to be launching *The Waterside* which brings a new standard of luxury accommodation to Macau. This event represents another significant milestone for MPO as we embark on the value creation phase of the Fund’s investment cycle.”

\*Disclaimer: “One Central” is a trademark registered in Macau SAR under the name of Basecity Investments Limited. Sniper Capital Limited, Macau Property Opportunities Fund Limited, MPOF Macau (Site 5) Limited and “The Waterside” are not associated with Basecity Investments Limited, Shun Tak Holdings Limited or Hongkong Land Holdings Limited.

## Further Details

### The Waterside

Occupying the entire Tower Six in One Central Residences, *The Waterside* consists of 59 apartments including two duplexes and three simplexes. Unit sizes range from 2,270 square feet for a standard three-ensuite unit to 4,740 square feet for a duplex with balcony.

Apartments feature exclusive interior designs and furnishings by Japanese designer Yasumichi Morita and are luxuriously appointed with top-of-the-range appliances.

[www.thewatersidemacau.com](http://www.thewatersidemacau.com)

### One Central

Jointly developed by Hongkong Land and Shun Tak Holdings, One Central is located on the Macau Peninsula adjacent to the MGM Grand Macau and Wynn Macau casino/resorts. The mixed-use development comprises seven high-end residential towers, a five-star Mandarin Oriental hotel and a 400,000 square feet luxury shopping centre.

Facilities at One Central Residences include a state-of-the-art clubhouse with designated gym, sports and leisure areas, children-friendly play zones as well as Macau's first 50-metre infinity pool. Spacious parking facilities are also available.

[www.onecentral.com.mo](http://www.onecentral.com.mo)

### GLAMOROUS Co.,Ltd.

GLAMOROUS Co., Ltd. is helmed by award-winning Yasumichi Morita, who has 25 years of experience in the interior design industry. His signature designs include Hong Kong's W Hotel and the Michelin three-starred Châteaux Restaurant Joël Robuchon in Tokyo.

Morita has also won several international awards including the Andrew Martin Interior Design Awards 2009, UK and the Best of Year Awards 2009, USA.

[www.glamorous.co.jp](http://www.glamorous.co.jp)

### CB Richard Ellis Group

Headquartered in Los Angeles, USA, and with offices in more than 300 locations worldwide, CB Richard Ellis (CBRE) is a leading international real estate service employing 30,000 employees worldwide.

With a strong presence and extensive network in Macau and China, CBRE offers strategic advice and services ranging from property sales and leasing to facilities and project management.

[www.cbre.com](http://www.cbre.com)

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Photos of *The Waterside*



1. A Ma Temple
2. Penha Church
3. Macau Tower
4. Convention & Entertainment Centre
5. MGM Grand Macau
6. Wynn Macau & Wynn Encore
7. Grand Lisboa
8. Galaxy StarWorld
9. Statue of Kun Lam
10. Macau Cultural Centre
11. Sands Macao
12. Largo do Senado
13. Ruins of St Paul's
14. New Yaohan
15. L'Arc Macau
16. Macau Science Centre

*The Waterside* occupies a prime waterfront location overlooking the Nam Van Lake on Macau Peninsula. Residents can enjoy a wide range of dining, shopping and entertainment options nearby.



One Central, Macau's premier mixed-use development, comprises seven high-end residential towers, a five-star Mandarin Oriental hotel and a 400,000 sq ft luxury shopping centre.



Award-winning Japanese designer, Yasumichi Morita, has created three unique styles for *The Waterside* based on the theme of “tailored luxury”.



Residents can enjoy the development’s world-class facilities including Macau’s first 50-metre infinity pool and a state-of-the-art clubhouse with a well-equipped gym and children-friendly play zones.



### About Macau Property Opportunities Fund

Macau Property Opportunities Fund Limited, which raised £105 million in a placing and commenced trading on AIM in 2006, is a closed-end investment fund registered in Guernsey. The Company's investment policy is to provide shareholders with an attractive total return through investing in property opportunities in one of the world's fastest growing and most dynamic regions - Macau and the surrounding Western Pearl River Delta region of Southern China.

To-date, MPO's portfolio comprises five key properties spanning residential, retail and industrial sectors in Macau and Zhuhai.

[www.mpofund.com](http://www.mpofund.com)

### About Sniper Capital Limited

Founded in 2004, Sniper Capital Limited focuses on capital growth from opportunities in property investment, development and redevelopment in niche and undervalued markets. Today, Sniper Capital manages two funds, including Macau Property Opportunities Fund, with combined assets of over US\$300 million.

With a team of over 30 professionals, Sniper Capital's expertise covers every aspect of the investment and development cycle, including research, site acquisition, project development, asset management, investor relations and finance.

[www.snipercapital.com](http://www.snipercapital.com)

### Stock Codes:

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Reuters: MPO.L

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