

18 February 2015

MPO announces completed acquisition of luxury private house

“This strategic and highly complementary acquisition cements our positioning in the ultra-prime residential sector in Macau and is expected to create further value for our shareholders.”

David Hinde
Chairman of MPO

Macau Property Opportunities Fund Limited, managed by Sniper Capital Limited, today announces the successful completion of its latest acquisition - a luxury private residence for a total cost of HK\$182.45 million (US\$23.5 million).

Key Highlights

- The c.6,000 square feet property, spanning three storeys and two basements, is located in Macau's prestigious neighbourhood of Penha Hill.
- Purchased directly from a local vendor, the acquisition price of HK\$182.45 million (US\$23.5 million) translates to c.HK\$28,000 (US\$3,615) per square foot. The Manager believes that the price is attractive considering the exclusive location of the property and the significant value creation from consolidating with MPO's adjoining property.
- Affording spectacular views over Macau and the mainland city of Zhuhai, this magnificent residence reflects one of MPO's preferred market segments for exclusive detached houses.
- The property adjoins an existing house owned by MPO, and it is the company's intention to combine both properties into a single ultra-luxury residence.
- The resultant property will offer more than c.10,000 square feet of gross floor area, and is poised to become one of the most desirable residential assets in the territory.
- The combined property will account for c.9% of MPO's portfolio value as at 30 June 2014.



About Macau Property Opportunities Fund

Macau Property Opportunities Fund Limited is a closed-end investment company 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 and mainland China's western Pearl River Delta. Its current US\$543 million portfolio comprises a mix of well-positioned residential and retail property assets.

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

www.mpofund.com

About Sniper Capital Limited

Founded in 2004, Sniper Capital Limited is a property investment manager focused on investment, development and redevelopment opportunities in niche and undervalued markets across Asia. With a particular focus on and presence in Macau, Sniper Capital has also been involved in real estate activity in Hong Kong, China and Thailand.

Over the last decade Sniper Capital has demonstrated a proven capacity to successfully manage complex projects through all cycles and over the long term, adding value to its real estate projects and generating strong returns for investors through careful management, an on-the-ground presence and a focus on maximising shareholder value.

Today, Sniper Capital manages a range of funds with combined assets of US\$600 million, including its flagship LSE-listed Macau Property Opportunities Fund (MPO.L), which is a constituent stock of the FTSE All-Share and SmallCap indices. Sniper Capital also manages the unlisted Macau Leisure Income Fund and Macau Sniper Fund, both of which have delivered significant returns for their investors.

www.snipercapital.com

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