

ANNOUNCEMENT

27 January 2017

Quarterly Net Asset Value Update

Macau Property Opportunities Fund Limited, managed by property investment manager Sniper Capital Limited, announces that the Company has achieved an Adjusted Net Asset Value of US\$231.2 million for the period ended 31 December 2016.

This is equivalent to US\$3.03 (245 pence*) per share and represents an increase of 1.30% from the previous quarter.

The Company's Interim Results for the period ended 31 December 2016 are expected to be released on 27 February 2017.

**Based on a US Dollar/Sterling exchange rate of 1.234 as at 31 December 2016.*

Note:

1. The above figures are estimates only and are unaudited. 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 MPO's portfolio and the Macau market are available in the Fund's [Q4 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 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.

MPOF 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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