

ANNOUNCEMENT

4 May 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\$237.3 million as at 31 March 2017.

This is equivalent to US\$3.10 (247 pence*) per share and represents an increase of 2.62% from the previous quarter.

**Based on the US Dollar/Sterling exchange rate of 1.255 as at 31 March 2017.*

Note:

1. Detailed information on the fund's portfolio and Macau market can be found in the [Q1 Investor Update](#) published on the Company's website at www.mpofund.com.
2. 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

For further information, please contact:

Investor Relations

Sniper Capital Limited

Doris Boo

Tel: +65 6222 1440

info@snipercapital.com

www.snipercapital.com

Corporate Broker

Liberum Capital

Richard Bootle / Henry

Freeman /

Jonathan Wilkes-Green

Tel: +44 20 3100 2232

Public Relations

MHP Communications

Andrew Jaques / Simon

Hockridge / Kelsey Traynor

Tel: +44 20 3128 8100

**Company Secretary &
Administrator**

Heritage International Fund

Managers

Mark Huntley /

Laurence McNairn

Tel: +44 14 8171 6000

