

FUND FACT SHEET Macau Property Opportunities Fund

Investment Objective

Macau Property Opportunities Fund Limited is a closed-end investment company incorporated in Guernsey, and is also premium listed on London Stock Exchange. The Company will be managed with the objective of realising the value of all remaining assets in the portfolio, individually, in aggregate or in any other combination of disposals or transaction structures, in a prudent manner consistent with the principles of good investment management with a view to making an orderly return of capital to Shareholders.

Quick Facts and Fund Structure

Country of Incorporation		Guernsey
Exchange		London Stock Exchange*
Fund Term	Next continu	ation vote by 30 November 2020
Market Capitalisation (End-Aug)		£39.6 million
Share Price (End-Aug)		64p
Listing Currency		Pound Sterling
Accounting Currency		US Dollars
Year-End		30 June
Unaudited Adjusted NAV per share (End-Jun)		US\$2.21 (179p^)
Portfolio Valuation (End-Mar)		US\$280 million
Maximum Loan-to-Value		60%
Loan-to-Value (End-Mar)		49%
Auditor		Ernst & Young
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Board of Directors

Chairman	Mark Huntley
Non-Executive Director	Alan Clifton
Non-Executive Director	Wilfred Woo

Manager Remuneration

Management Fee	1% of Adjusted NAV for calendar year 2020, and reduce to zero effective 1 January 2021
Realisation Fee	For disposals secured within calendar year 2020: 2.5% of net proceeds** for sale price equals to 90% or more of the Carrying Value**; 1.5% of net proceeds for sale price above 80% but less than 90% of the Carrying Value
	For disposals secured within calendar year 2021: 1.5% of net proceeds for sale price equals to 80% or more of the Carrying Value
Extra Incentive Fee	1% of net proceeds if divestments of all the assets are secured prior to 31 Dec 2020, or 30 June 2021 (subject to conditions) and aggregate sale price exceeding 80% of the Carrying Values
Free Shares Options/Warrants Management Agreement	None None Terminable on 12 months' written notice

(reduce to 6 months effective 1 January 2021)

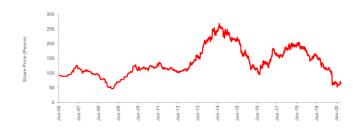
Portfolio Summary

No. of Principal Acquisitions	7
No. of Existing Principal Properties (To-Date)	3
Segment	Macau, Residential
Target IRR	20%
Valuer	Savills
Valuation Frequency	Quarterly

Significant Shareholders

Sniper Investments Limited	18.54%
Lazard Asset Management LLC	16.31%
Universities Superannuation Scheme	13.74%
Apollo Multi Asset Management	6.28%
Premier Miton Investors	5.07%
Fidelity International	4.00%
Ironsides Partners	3.71%
Banque de Luxembourg	3.70%
Others	28.65%
Total	100%
As of 25 August 2020	

Share Price



Total Shares Issued	61,835,733
Issue Price	100p
52-Week High	135.0p
52-Week Low	52.5p
Dividend Yield	0% *
Distributions to Date	US\$97.4 million
Shares Repurchase to Date	US\$75.3 million
Bloomberg Stock Code	MPO LN
Reuters Stock Code	MPO.L
SEDOL	B1436N6 GB
ISIN	GG00BGDYFV61

*Since inception, MPO has returned a total of US\$97.4 million to shareholders; US\$17.9 million (10.7577p per share) in 2011, US\$29 million (21.146p per share) in 2014 and US\$50.5 million (50p per share) in 2018.

Further Information

Sniper Capital Limited Macau: +853 2870 5151 Hong Kong: +852 2292 6789 Singapore: +65 6222 1440 Email: info@snipercapital.com Website: www.snipercapital.com Corporate Broker Liberum Capital Limited Ropemaker Place, Level 12 25 Ropemaker Street London EC2Y 9LY Gillian Martin / Owen Matthews Tel: +44 20 3100 2234

Company Secretary & Administrator Ocorian Administration (Guernsey) Limited PO Box 286, Floor 2, Trafalgar Court Les Banques, St Peter Port Guernsey, GY1 4LY Kevin Smith Tel: +44 14 8174 2742

www.mpofund.com August 2020

before moving to the Main Market of the London Stock Exchange in June 2010.

 $^{^{\}wedge}$ Based on US\$/£ of 1.231 on 30 June 2020.

^{**}Net Proceeds refers to sales proceeds net of debs, costs and taxes

Carrying Value refers to the value of the relevant asset as at 30 September 2019